



**28 Llwyn Y Bryn, Ammanford, Ammanford, SA18 2ES**

**Price guide £259,950**

A detached house set in a popular estate of mixed style properties within approximately one mile of Ammanford town centre with its range of shopping, schools and transport facilities.

Accommodation comprises porch, entrance hall, lounge/diner, kitchen/diner, utility/pantry, study, downstairs WC, 3 bedrooms and bathroom. The property benefits from gas central heating, mostly uPVC double glazing, off road parking and front and rear gardens.

## Ground Floor

### Porch

3'9" x 3'1" (1.15 x 0.95)  
with uPVC single glazed window to side and wooden entrance door to

### Entrance hall

with stairs to first floor, radiator and textured and coved ceiling

### Lounge

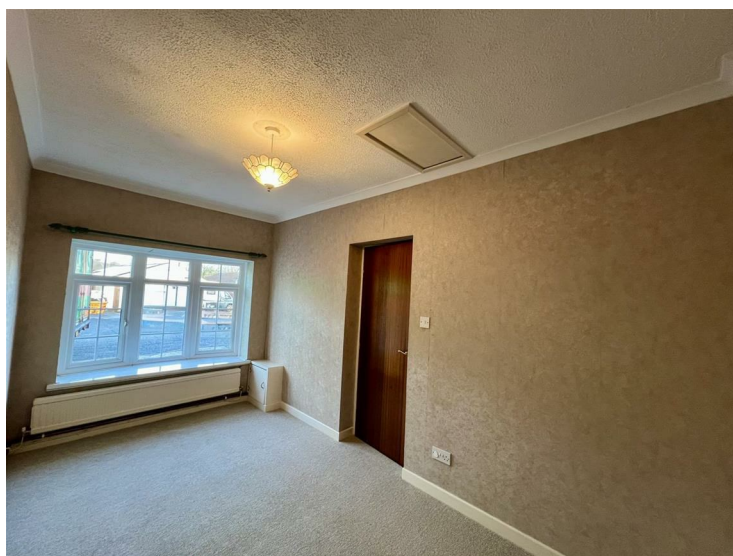
25'2" x 12'11" (7.68 x 3.96 )



with stone feature fireplace, two radiators, textured and coved ceiling and uPVC double glazed bay window to front and window to rear

### Study

13'9" x 7'4" (4.21 x 2.26 )



with hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed bay window to front

## Kitchen

11'3" (inc to 21'1") x 15'1" (3.43 (inc to 6.45) x 4.61 )



with base and wall units, display cabinets, one and a half bowl single drainer sink unit with mixer taps, 4 ring gas hob with extractor over an oven under, partly tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear and sliding door to side

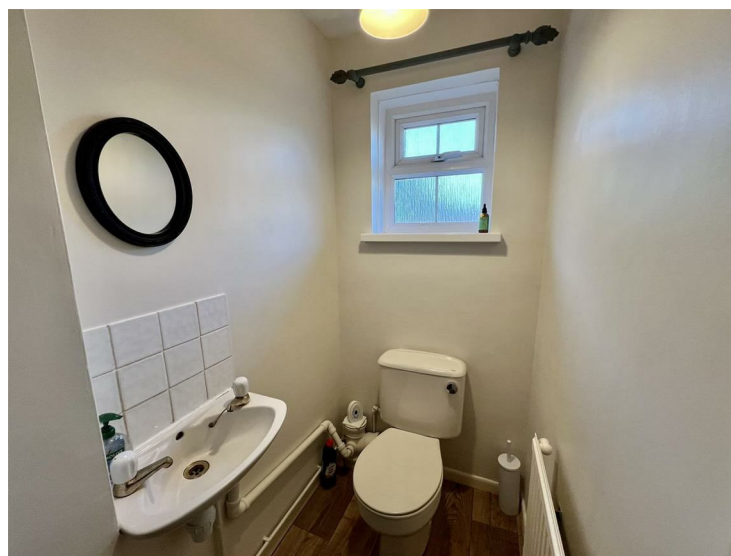
## Utility/Pantry

4'0" x 8'0" (1.24 x 2.45 )

with wall mounted boiler providing domestic hot water and central heating, tiled floor and textured walls

## Downstairs WC

4'0" x 3'4" (1.23 x 1.04 )



with low level flush WC, pedestal wash hand basin, part tiled walls, textured ceiling and uPVC double glazed window to front

## First Floor

### Landing

with hatch to roof space, airing cupboard,

textured ceiling and uPVC double glazed window to side

### Bedroom 1

13'6" x 9'11" (4.12 x 3.04 )



with radiator, textured ceiling and uPVC double glazed window to front

### Bedroom 2

11'5" x 9'10" (3.48 x 3.02 )



with radiator, textured ceiling and uPVC double glazed window to rear

### Bedroom 3

10'5" x 6'7" (inc to 7'11") (3.19 x 2.02 (inc to 2.42))



with radiator, textured ceiling, fitted wardrobe and uPVC double glazed window to front

### Bathroom

8'4"(red to 5'10")x 9'11" (2.55(red to 1.79)x 3.03 )



with low level flush WC, pedestal wash and basin, panelled bath, shower cubicle, part tiled walls, tiled floor, extractor fan, shaver point, radiator, textured ceiling and uPVC double glazed window to rear

### Outside

with front lawned garden, off road parking for two cars, side access to enclosed rear garden with lawned area, patio area and mature shrubs and trees.

## **Material Information**

### UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 45%

Upload: 8%

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Medium risk from rivers, very low from surface water and small water courses

Rights and Easements:

Restrictions:

### **Services**

Mains water, electricity, gas and drainage.

### **Council Tax**

Band E

### **NOTE**

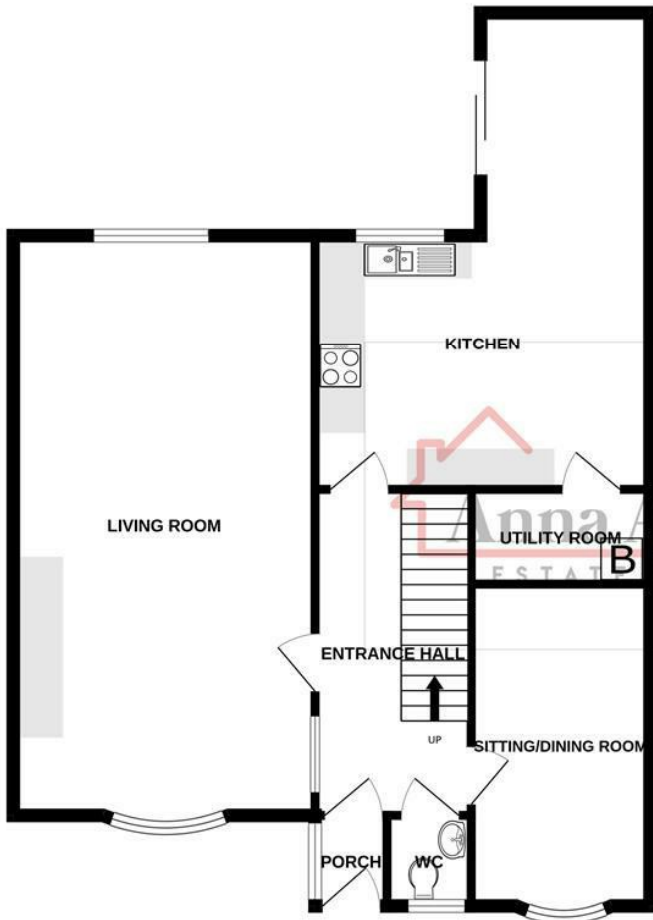
All internal photographs are taken with a wide angle lens.

### **Directions**

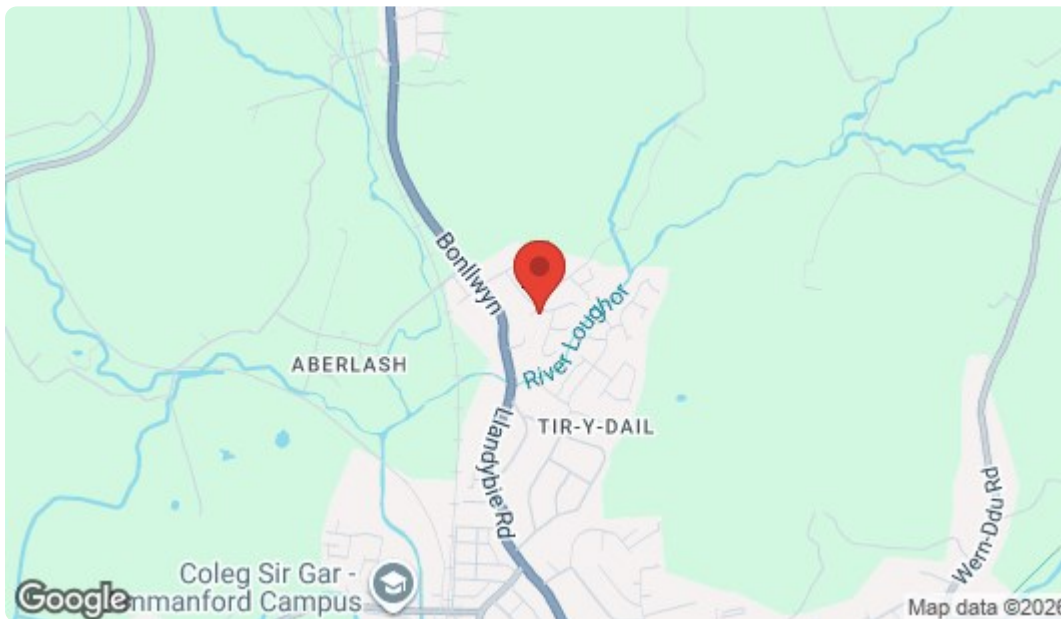
Leave Ammanford on College Street and travel approximately 1 mile to the end of Ammanford then turn right into Parc Henri Lane. Turn first right into Llwyn Y Bryn then right again into the first cul de sac and the property can be found on the left hand side identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.