Anna Ashton
ESTATE AGENTS









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

Price guide £254,950

- Detached house
- Gas central Heating
- Off road parking
- 3 Bedrooms
- mostly uPVC double glazing
- Rear garden

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 electric 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 how 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 tilled 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

UTILITES:

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

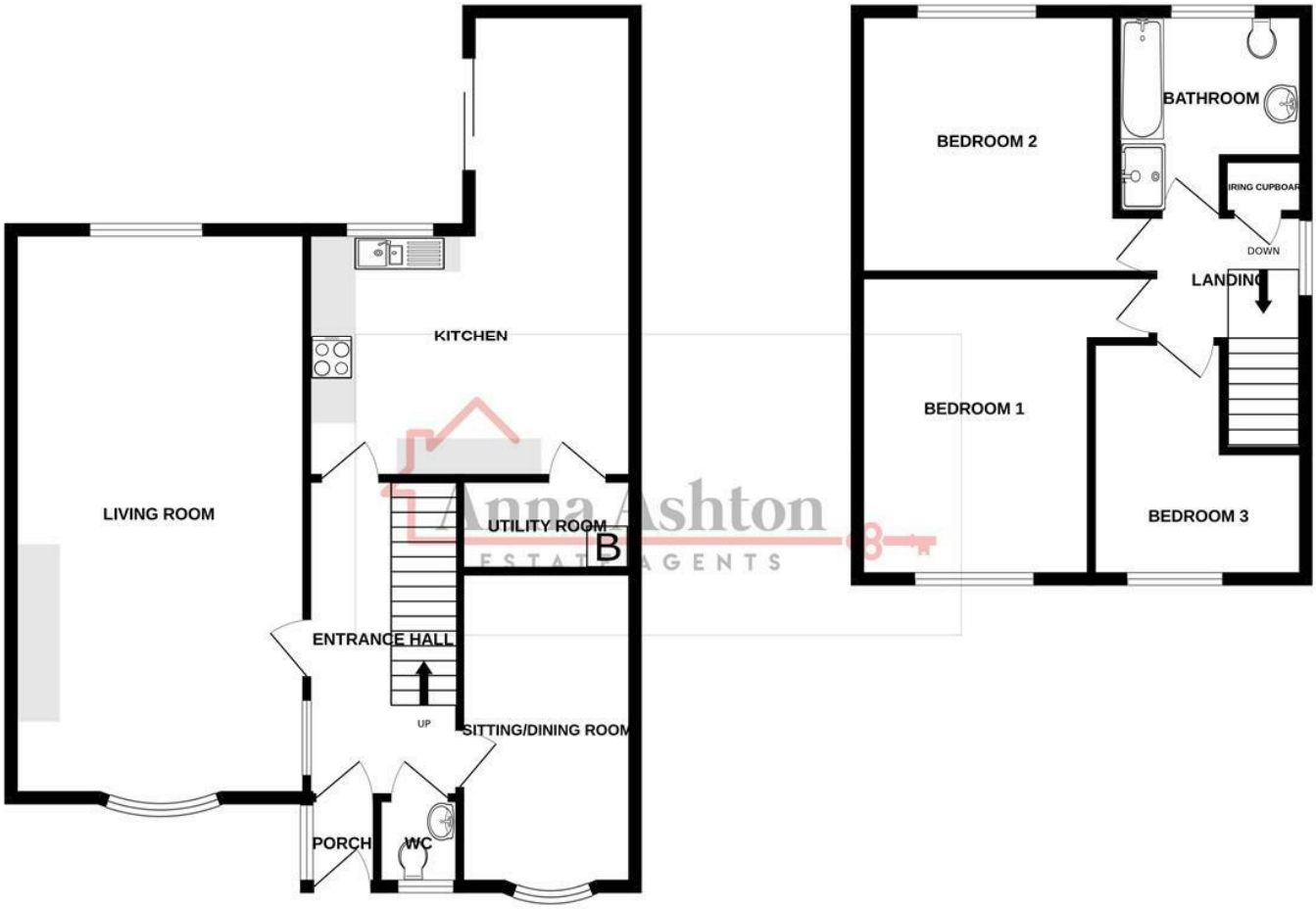
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel aproximately 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.

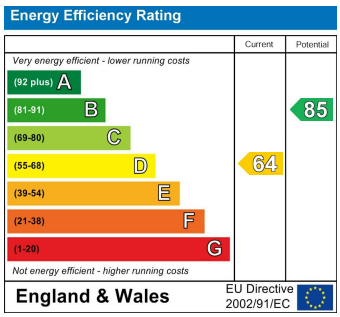
GROUND FLOOR

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