



**8 Glynhir Road, Llandybie, Ammanford, SA18 2TA**

**Offers in the region of £340,000**

- Detached Dormer Bungalow
- Gas central heating
- Enclosed rear garden
- Off road parking
- 4 bedrooms
- Mostly uPVC double glazing
- Garage

## Ground Floor

### Entrance Hall

with stairs to first floor, radiator and under the stairs cupboard

### Sitting/Dining room

13'4" (red to 9'1") x 26'0" (4.08 (red to 2.79) x 7.95 )



with electric fireplace, two radiators, coved ceiling, uPVC double glazed window to side and side and sliding doors to rear

### Bathroom

4'10" x 7'1" (1.48 x 2.17)



with low level flush WC, vanity wash hand basin, corner shower with mains shower, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side

## Kitchen

12'10" x 10'8" (3.93 x 3.27)



with base and wall units, one and a half bowl stainless steel sink unit with monobloc taps, four ring gas hob with extractor over, double integrated oven, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator, coved ceiling and two uPVC double glazed window to side

## Utility

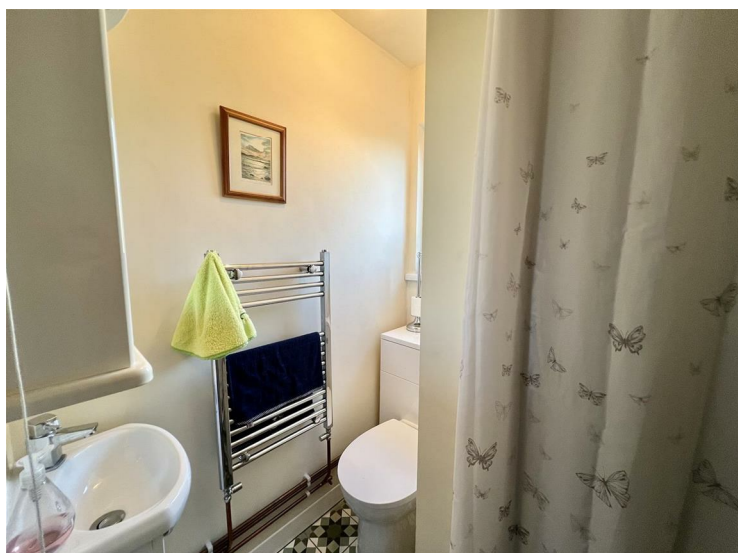
12'0" x 12'1" (3.67 x 3.70 )



with base and wall units, stainless steel sink unit, plumbing for automatic washing machine, tiled floor, radiator, coved ceiling and uPVC double glazed windows to side and door to rear

## WC

5'6" x 5'0" (1.68 x 1.53)



with low level flush WC, pedestal wash and basin, heated towel rail, plumbing for shower, uPVC double glazed window to rear

## Conservatory

9'2" x 12'7" (2.80 x 3.84 )



with patio doors to rear and uPVC double glazed windows

## Porch

with uPVC double glazed windows

## Bedroom 1

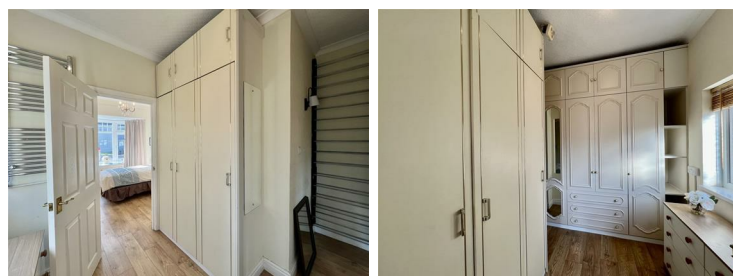
9'0" x 11'0" (2.75 x 3.36)



with radiator, coved ceiling and uPVC double glazed bay window to front

## Walk in wardrobe

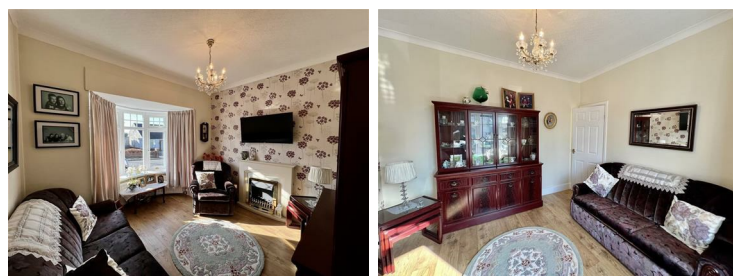
7'1" x 11'1" (2.16 x 3.40)



with, heated towel rail, coved ceiling and uPVC double glazed window to side

## Bedroom 2

8'11" x 11'0" (2.74 x 3.37)



with electric fireplace, radiator, coved ceiling and uPVC double glazed bay window to front,

## First Floor

### Landing

with radiator and double glazed velux window to side

## Bedroom 3

13'3" x 8'6" (4.06 x 2.61)



with radiator, built in cupboard and uPVC double glazed window to rear

## Bedroom 4

9'3" x 9'7" (2.82 x 2.94 )



with uPC double glazed window to front

## Outside



with off road parking for two cars to the side, enclosed rear garden, patio area, two greenhouses, pond, store shed and mature shrubs and trees

## Garage

with an up and over door

## Lean to

With uPVC doors to front

## Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas Mains

Broad Band Speed: Download 80 Mbps,  
Upload 20 Mbps

Mobile coverage: Vodafone 83%, EE 76%,  
three 74%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very Low risk, Flooding from surface water and small watercourses- Very low Risk  
Rights and Easements: none  
Restrictions: none

## Council Tax

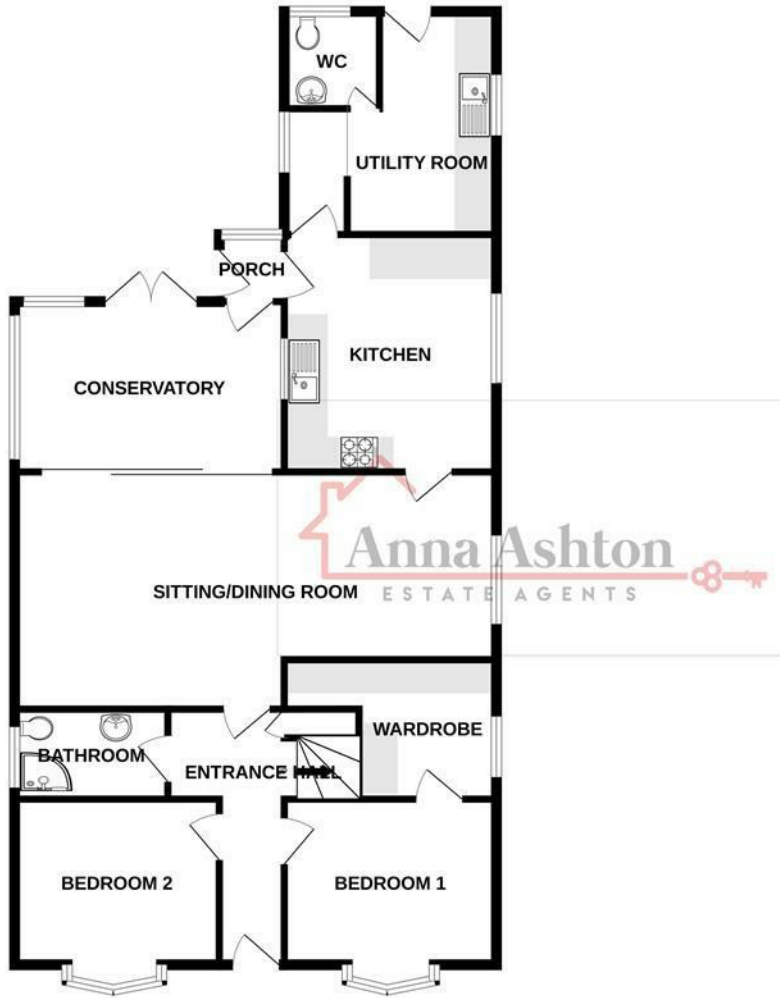
Band C

## NOTE

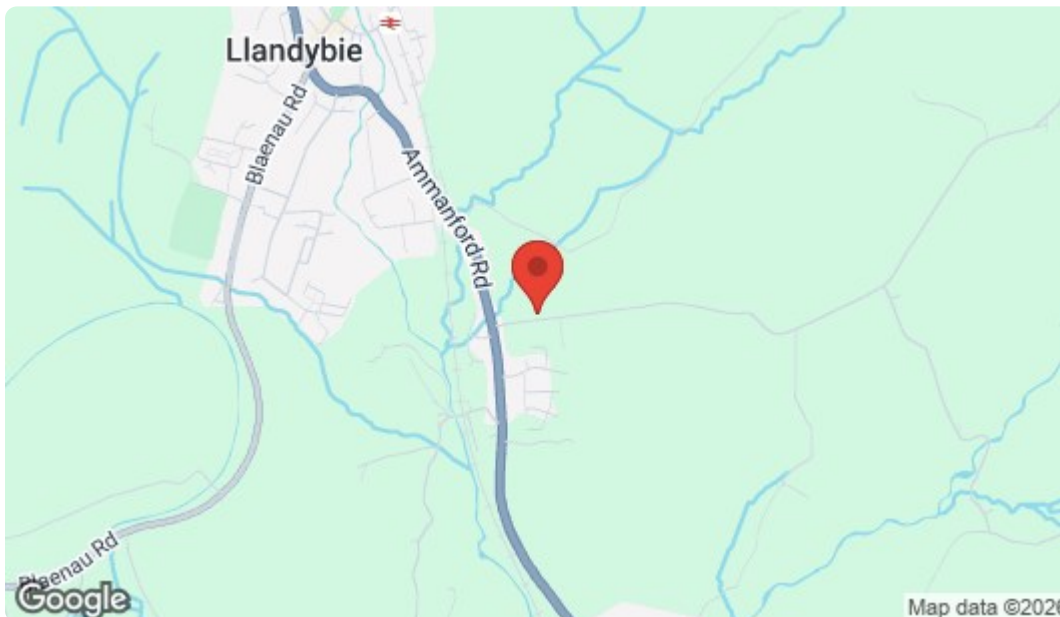
All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel for one mile over the brow of the hill into Llandybie. Turn second right into Glynhir Road and the property can be found on the left hand side, identified by our For Sale board.



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) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note:

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