



8 Brynteg Terrace, , Ammanford, SA18 3AU

Offers in the region of £265,000

- Detached bungalow
- Gas central heating
- Off road parking
- Front and rear gardens
- 3 bedrooms
- uPVC double glazing
- Garage
- Convenient location

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with radiator, coved ceiling and downlights.

Lounge

12'11" x 14'10" (3.94 x 4.53)



with electric fire, radiator, coved ceiling, downlights and uPVC double glazed French doors to

Conservatory

8'7" x 9'4" (2.64 x 2.85)



with polycarbonate roof, tiled floor, part tiled walls and aluminium door to rear.

Kitchen

13'3" x 10'5" (4.04 x 3.20)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, 4 ring electric hob with oven under, plumbing for automatic dishwasher, part tiled walls, radiator, downlights, coved ceiling and uPVC double glazed window to rear and door to side to

Rear Hall

with tiled floor, uPVC double glazed door to side and rear and door leading to garage

Boiler Room

6'5" x 5'1" (1.98 x 1.55)



with wall mounted gas boiler providing domestic hot water and central heating, pedestal wash hand basin, plumbing for automatic washing machine, space for

tumble dryer, tiled floor and uPVC double glazed window to side.

Bedroom 1

14'6" x 11'3" (4.43 x 3.43)



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

Bedroom 2

9'4" x 11'10" max (2.86 x 3.62 max)



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

Bedroom 3

9'0" x 11'10" (2.76 x 3.63)



with radiator, downlights, coved ceiling and uPVC double glazed window to side.

Shower Room

8'4" x 8'2" (2.56 x 2.50)



with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle with mains shower, respatex walls, downlights, coved ceiling, extractor fan, radiator, built in cupboard and uPVC double glazed window to side.

Attic Room

15'4" x 10'1" (4.68 x 3.08)



with downlights and store room

Outside



with gravelled garden to front, side drive leading to Garage.

Enclosed rear garden with lawned area, patio area and store shed.

Garage

18'3" x 11'10" (5.57 x 3.63)

with up and over door, power and light connected and window to side and rear and door to rear.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage:

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: None

Restrictions: None

Council Tax

Band B

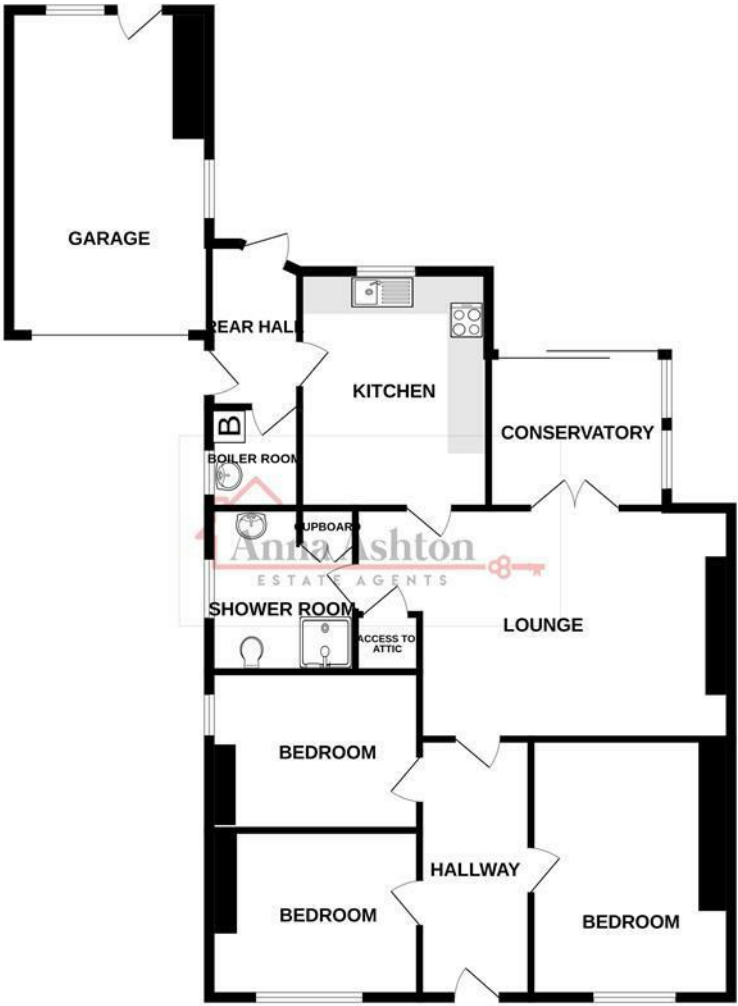
NOTE

All photographs are taken with a wide angle lens.

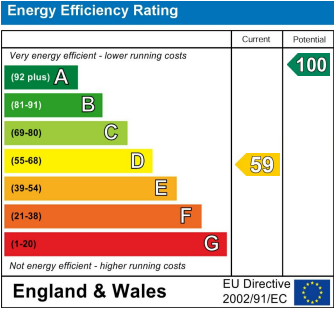
Directions

Leave Ammanford on College street and take the 2nd left onto Brynteg Terrace and proceed straight over at the cross roads and the property can be found on the left hand side, identified by our For Sale board.

GROUND 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.