



3 Brynmawr Avenue, Ammanford, Ammanford, SA18 2DA

Offers in the region of £365,000

- Large detached house
- 3 Reception rooms
- UPVS Double Glazing
- Front and rear gardens
- 4 Bedrooms
- Gas central heating
- Off road parking and garage

Ground Floor

uPVC double glazed entrance door to

Porch

with Quarry tiled floor, tongue and groove ceiling and wooden door to

Entrance Hall



with stairs to first floor, under stairs cupboard, radiator, dado rail, parquet floor and coved ceiling.

Lounge

15'0" into bay x 15'3" (4.58 into bay x 4.65)



with log burner in feature surround, picture rail, parquet floor, radiator, coved ceiling and uPVC double glazed bay window to front.

Snug

10'0" x 9'1" (3.06 x 2.79)



with feature fireplace, parquet floor, picture rail, radiator and uPVC double glazed window to side.

Sitting Room

19'2" x 11'8" max (5.85 x 3.58 max)



with picture rail, parquet floor, 2 radiators, coved ceiling and uPVC double glazed French doors to rear.

Dining Room

9'8" x 12'7" (2.97 x 3.85)



with alcove shelving, radiator, tiled floor, picture rail and uPVC double glazed window to side.

Kitchen

11'9" x 12'11" (3.60 x 3.95)



with range of fitted base and wall units, double Belfast sink unit with monobloc and shower tap, Britannia gas range cooker with extractor over, plumbing for automatic dishwasher, free standing boiler providing domestic hot water and central heating, part tiled walls, tiled floor, upright radiator and uPVC double glazed windows either side, door to side and Velux windows either side.

Utility Room

4'0" x 8'11" (1.24 x 2.74)



with sink unit, plumbing for automatic washing machine, hatch to roof space, tiled floor, downlights and uPVC double glazed window to rear.

Downstairs Wet Room

4'0" x 5'7" (1.22 x 1.71)



with low level flush WC, electric shower, heated towel rail, tiled walls, tiled floor, downlights, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, dado rail and uPVC double glazed window to side.

Bedroom 1

15'3" x 11'8" (4.66 x 3.57)



with wood floor, picture rail, radiator and uPVC double glazed bay window to front.

Bedroom 3

12'0" x 10'11" (3.66 x 3.34)



with built in cupboard, picture rail, radiator and uPVC double glazed window to front.

Bedroom 2

19'2" x 10'4" (5.85 x 3.15)



with wood floor, picture rail and uPVC double glazed window to rear.

Bedroom 4

9'11" x 11'7" (3.03 x 3.55)



with built in cupboard, picture rail, radiator and uPVC double glazed window to side.

Bathroom

11'11" x 8'4" (3.64 x 2.55)



with low level flush WC, pedestal wash hand basin, built in cupboards, tiled bath, shower enclosure with mains shower, part tiled walls, tiled floor, extractor fan, radiator and 2 uPVC double glazed windows to side.

Outside



with mature shrubs and trees in the front garden, small decking area, steps up to the front of the house with side access to rear garden with further steps going up to lawned garden with mature shrubs and trees, outside tap, gravelled area, patio area, glasshouse, brick and timber summer house and large brick built detached garage with inspection pit and wooden doors.

Council Tax

Band F

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street then turn second right into Brynmawr Avenue, follow the road round to the right and the property can be found on the left hand side.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broad Band Speed: Download 66Mbps

Upload 13Mbps

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

ISSUES WITH POTENTIAL IMPACT:

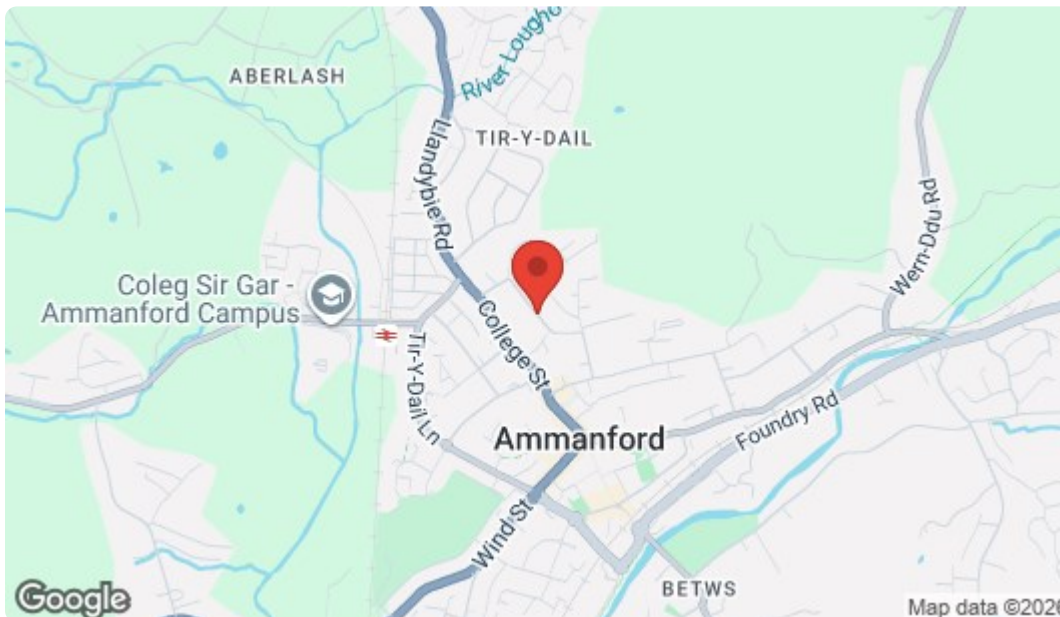
Flood Risk: Flooding from rivers- Very Low risk, Flooding from surface and small watercourses- Very low risk

Rights and Easements: none

Restrictions: none



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			78
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(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.