



**Bryn Deri Glyn Road, Lower Brynamman, Ammanford, SA18 1SS**

**Offers in the region of £320,000**

- No onward chain!
- 3 bedrooms
- Oil central heating
- Off road parking
- Front and rear gardens
- Charming detached house set in approximately 1/3 of an acre
- 2 reception rooms
- uPVC double glazing
- Detached garage

## Ground Floor

Composite entrance door to

## Porch

with laminate floor, coat hooks and door to

## Lounge

15'8" x 14'9" (4.80 x 4.52)



with wood burner, stairs to first floor, under stairs cupboard, 2 alcoves and uPVC double glazed Sash window to front.

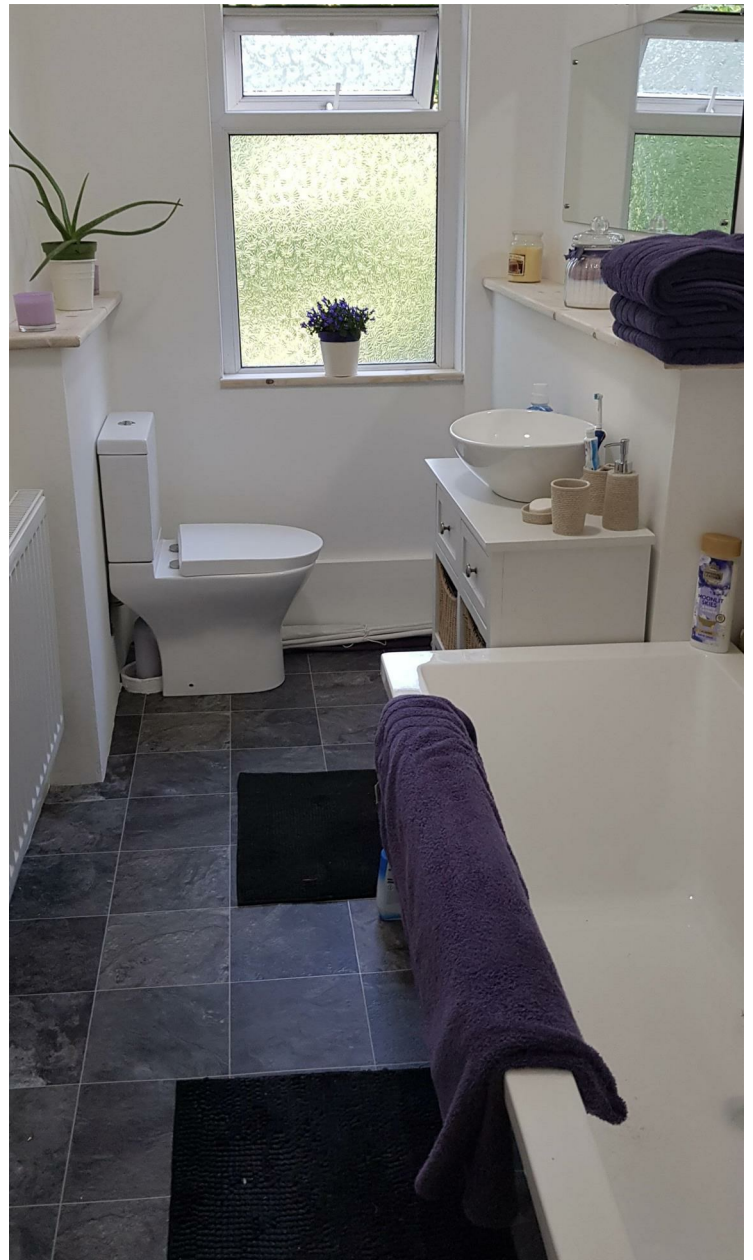
## Sitting Room

10'6" x 10'11" (3.21 x 3.35)

with open fireplace, 2 alcoved cupboards, radiator and uPVC double glazed Sash window to front.

## Downstairs Bathroom

4'10" x 11'1" (1.49 x 3.38)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachment taps, radiator, part tiled walls, tongue and groove ceiling, extractor fan, wall light and uPVC double glazed window to side.

## Kitchen

7'11" x 15'1" (2.43 x 4.62)



with range of fitted base units, ceramic single drainer sink unit with monobloc tap, 5 ring electric cooker, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, walk in pantry, wood floor, radiator, tongue and groove ceiling and uPVC double glazed window and French doors to rear.

## First Floor

### Landing

with hatch to roof space, radiator and uPVC double glazed window to rear.

### Bedroom 1

15'8" x 11'8" red to 8'11" (4.79 x 3.56 red to 2.74)



with built in wardrobes, radiator, textured

ceiling and uPVC double glazed Sash window to front.

### Bedroom 2

15'8" x 8'3" (4.80 x 2.54)



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

### Bedroom 3

7'0" x 8'2" (2.14 x 2.49)



with uPVC double glazed Sash window to front.

## Outside



with off road parking for 3 cars to front, gravelled walk way to front leading up to the property, covered gravelled seating area,

lawned garden, side access either side of the property to rear garden with large lawned garden with greenhouse, metal shed, apple trees, cherry trees and pear trees, mature shrubs and trees, pathway leading to seated area.

### **Workshop**

Approximately 30 square metres with double doors, two windows to rear (these have been blocked up for lighting purposes), door to side and electricity with modern RCD trip box and high speed wifi.

### **Services**

Mains electricity, water and Septic Tank.

### **NOTE**

All internal photographs are taken with a wide angle lens.

### **Directions**

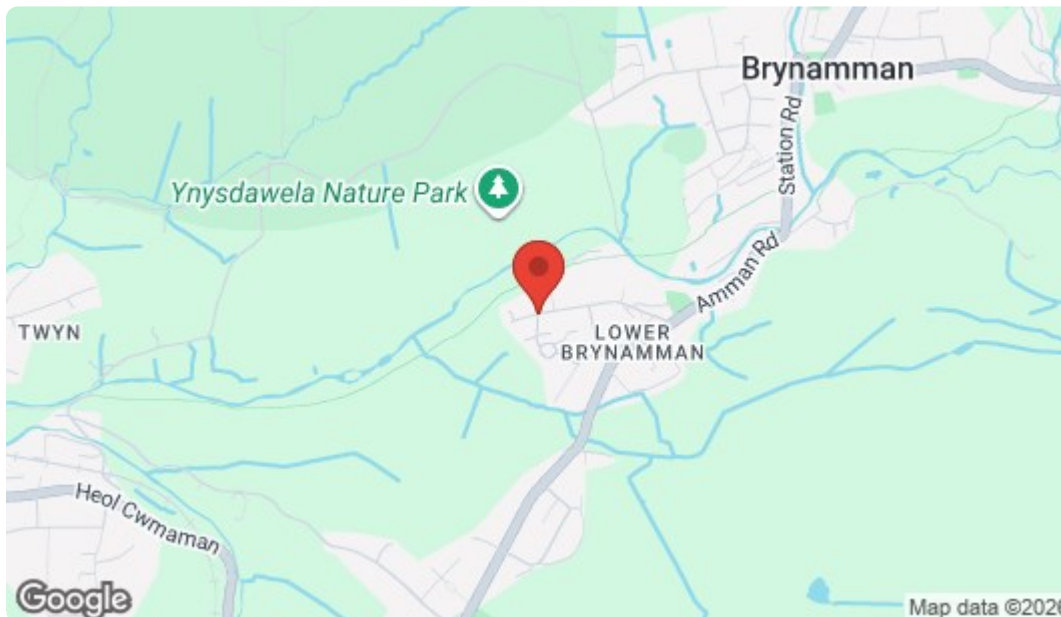
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to Gwaun Cae Gurwen then turn left for Brynamman. Travel along this road until you reach the petrol station on the right then turn left into Glyn Road and between number 43 and 45 there is a lane. Travel half way down towards the cycle path 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) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		46	
(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.