Anna Ashton
ESTATE AGENTS









10A Llwyncelyn Road, Glanamman, Ammanford, SA18 2AE

Offers in the region of £325,000

- Detached Bungalow
- Attic space with potential for 2 further bedrooms STP
- Gas central heating
- Off road parking
- 3 bedrooms one with ensuite
- 2 Reception rooms
- uPVC double glazing
- Large surrounding garden

Ground floor
with uPVC double glazed entrance door leading to

Entrance hall
with stairs to first floor, under the stairs cupboard, coved ceiling, coat hooks and radiator

Lounge
15'7" x 20'2" (4.76 x 6.16)



with radiator, airing cupboard, coved ceiling and uPVC double glazed window to front and side.

Kitchen
8'11" x 18'9" (2.72 x 5.72)



with base and wall units, stainless steel one and a half bowl sink unit with monobloc taps, 4 ring electric hob with extractor over, integrated oven, part tiled walls, tiled floor, radiator, coved ceiling and two uPVC double glazed windows to rear

Sitting Room
8'10" x 11'1" (2.71 x 3.38)



with radiator, coved ceiling and uPVC double glazed French doors to rear

Utility
4'0" x 6'3" (1.23 x 1.91)
with plumbing for automatic washing machine, radiator, tiled floor and uPVC double glazed door to side.

Bedroom 1
12'3" x 11'4" (3.74 x 3.47)



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

Ensuite
7'4" x 6'9" (2.24 x 2.07)



with low level flush WC, pedestal wash hand basin, walk in shower, tiled floor, tiled walls, radiator, extractor fan, coved ceiling and uPVC double glazed window to side

Bedroom 2
10'10" x 15'4" (3.31 x 4.68)



with radiator, built in wardrobes, coved ceiling and uPVC double glazed window to front.

Bedroom 3
17'5" x 12'11" (5.31 x 3.95)



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

Bathroom
7'4" x 5'6" (2.24 x 1.68)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower, tiled walls, tiled floor, extractor fan, radiator and coved ceiling.

First Floor

Attic room- potential Bedroom 4
12'11" x 17'5" (3.95 x 5.31)



with radiator and uPVC double glazed velux window to side

Attic space
with potential for a fifth bedroom subject to planning.

Outside





with off road parking for numerous cars and enclosed surrounding gardens with paved areas and lawned areas

Store Shed
with windows to side and rear

Prefab Shed
8'2" x 8'1" (2.49 x 2.47)
with window to side

Material Information
UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating

Broad Band Speed: Download- 1800Mbps, Upload- 220Mbps
Mobile coverage:Three 83%, Vodafone 80%, EE 76%, 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:
Restrictions:

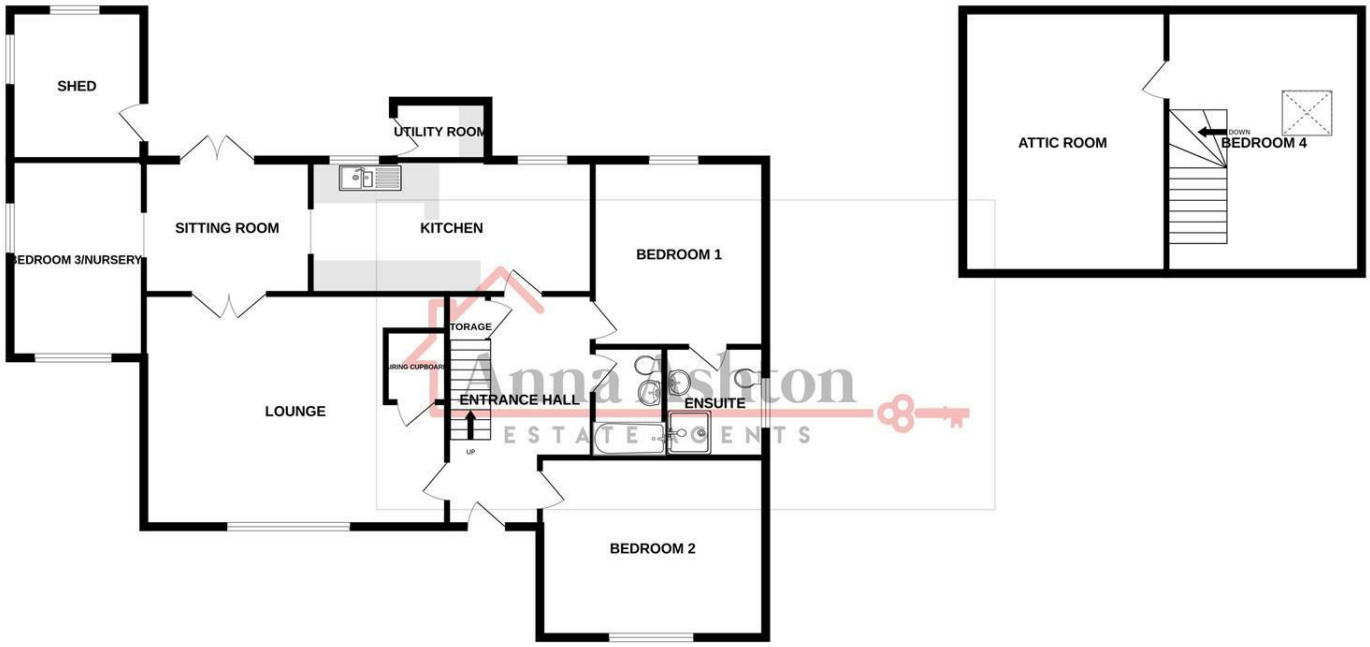
Council Tax
Band D

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. Travel for approximately 2.5 miles into Glanamman then turn first right into Llwyncelyn Road. Follow the road round the bend and the property can be located on the left hand side, identified by our For Sale board.

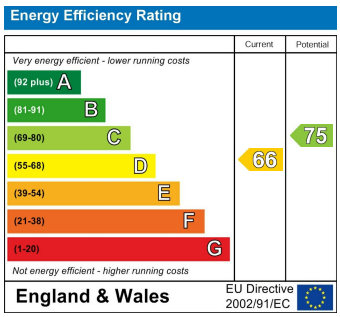
GROUND FLOOR

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.