



15 Brynllloi Road, Glanamman, Ammanford, SA18 1EQ

Offers in the region of £140,000

- End terrace house
- Gas central heating
- Large uncultivated rear garden
- 3 bedrooms
- Mostly uPVC double glazing
- Off road parking

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

9'11" x 6'1" (3.04 x 1.86)

with stairs to first floor, radiator and textured ceiling.

Lounge

12'4" x 11'6" (3.78 x 3.51)



with feature fireplace, alcove with shelving, radiator, textured and coved ceiling and uPVC double glazed window to front.

Kitchen

10'1" x 17'11" (3.08 x 5.48)



with range of fitted base and wall units, single bowl single drainer sink unit with mixer taps, gas cooker point with extractor over, plumbing for automatic washing machine, radiator, under stairs cupboard,

wall mounted boiler providing domestic hot water and central heating, textured and coved ceiling and 2 uPVC double glazed windows to rear and door.

Rear Porch

5'1" x 7'9" (1.56 x 2.37)



with aluminium windows to each side, door to rear and Corrugated perspex roof.

First Floor

Landing

with hatch to roof space

Bedroom 1

11'3" x 9'4" (3.45 x 2.85)



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

Bedroom 2

11'1" x 10'4" (3.4 x 3.17)



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

Bedroom 3

9'10" x 8'7" (3.02 x 2.64)

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

Bathroom

8'0" min x 7'6" (2.45 min x 2.31)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachment taps, hot water cylinder, part tiled walls, laminate floor, radiator, textured ceiling and uPVC double glazed window to rear.

Outside



with large uncultivated garden to rear.

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

Band B

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800 mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: Pedestrian right of way to rear leading to 17 & 19 Brynllloi

Restrictions:

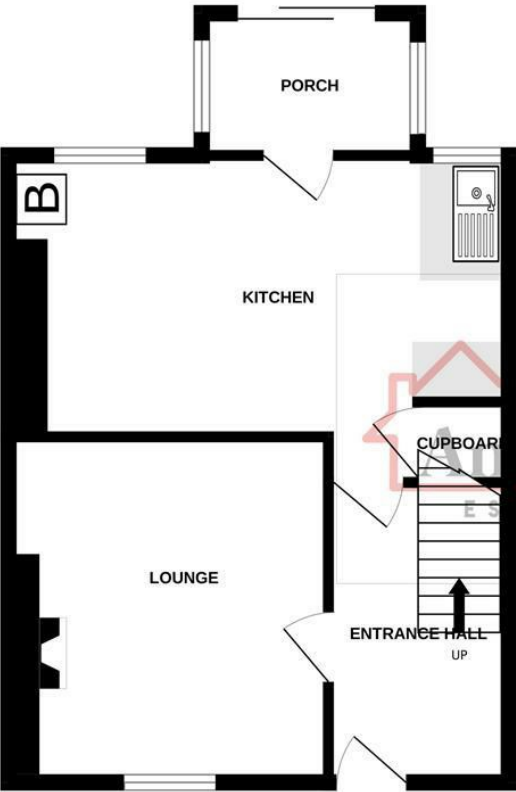
There is Japanese Knotweed in the plot next door and pedestrian footpath to the left of the boundary.

Directions

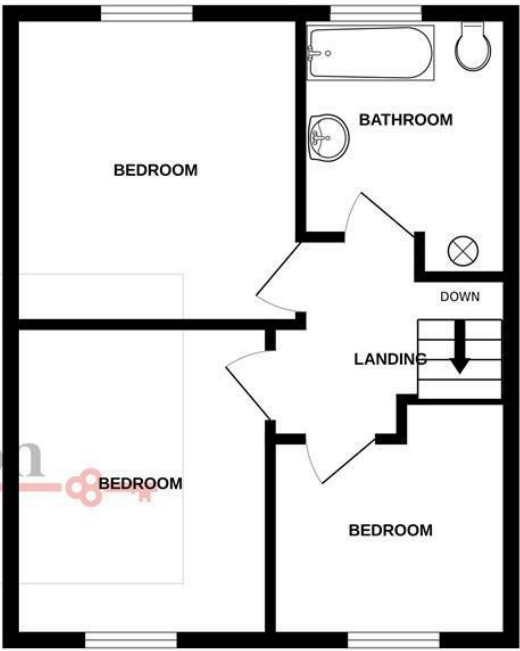
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road.

Travel for approximately 3 miles into the village of Glanamman, turn right into Brynllloi Road and follow the road around and the property can be found on the right 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	74
EU Directive 2002/91/EC		

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