Anna Ashton
ESTATE AGENTS









6 Brynlloi Road, Glanamman, Ammanford, SA18 1EQ

Offers in the region of £189,950

- Detached Bungalow
- Gas central heating
- 3 bedrooms
- Front and rear gardens

Ground floor
with wooden entrance door leading to

Porch
with tiled floor and hardwood door with stained glass detailing leading to

Entrance hall
with radiator and textured ceiling.

Lounge
10'9" x 12'11" (3.30 x 3.95)



with electric fireplace, radiator, picture rail and wooden single glazed bay window to front.

Sitting room/Bedroom 3
10'5" x 12'11" (3.18 x 3.94)



with radiator, picture rail and wooden single glazed bay window to front.

Kitchen
11'10" x 13'2" (3.62 x 4.03)



with base and wall units, breakfast bar area, stainless steel sink unit with mixer taps, 4 ring electric hob with extractor over, integrated double oven, part tiled walls, radiator, wall mounted boiler, wooden single glazed window to rear and door to side.

Bedroom 1
10'1" x 10'9" (3.08 x 3.29)



with radiator and uPVC double glazed window to rear.

Bedroom 2
10'8" x 9'8" (3.27 x 2.95)



with radiator, textured ceiling, built in wardrobes and uPVC double glazed window to side.

Bathroom
4'9" x 6'8" (1.47 x 2.04)



with low level flush WC, vanity wash hand basin, panelled bath with mixer taps, electric shower, part tiled walls, extractor fan, radiator, hatch to roof space and uPVC double glazed window to side.

Outside



with steps up to the path leading to entrance door, lawned area to front, side access leading to rear garden with gravelled areas and patio area

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply:Mains
Sewerage:Mains
Heating: Gas central heating
Broad Band Speed: Download- 1800 Mbps, Upload- 220 Mbps
Mobile coverage: Vodafone- 80%, Three 77%, EE 74%, O2 62%

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:

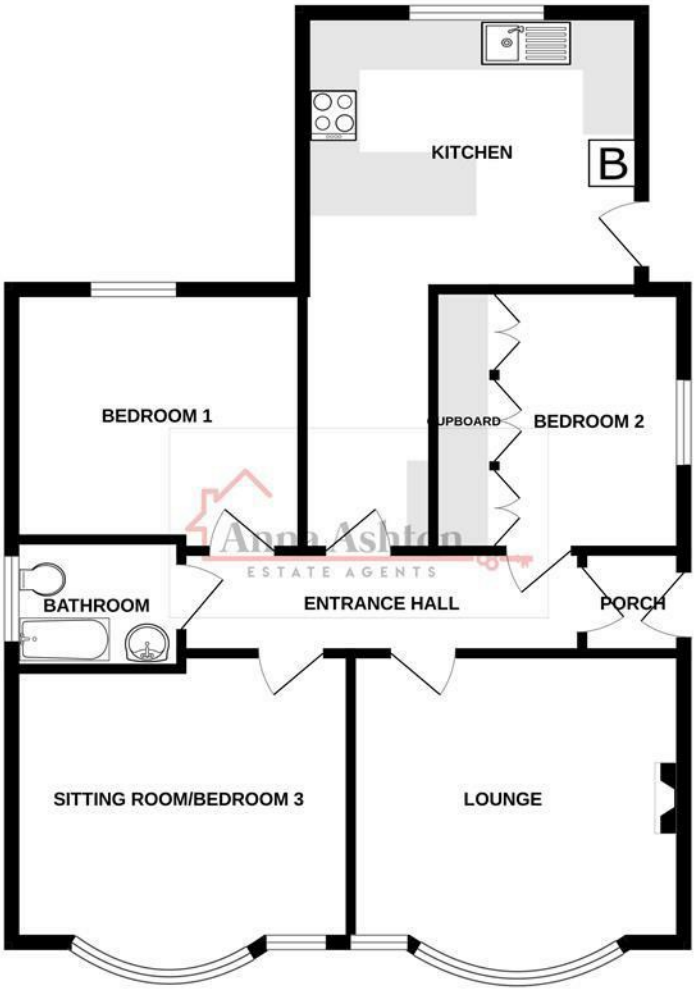
Council Tax
Band D

NOTE
All internal photographs are taken with a wide angle lens.

Directions
Leave Ammanford on High Street and at

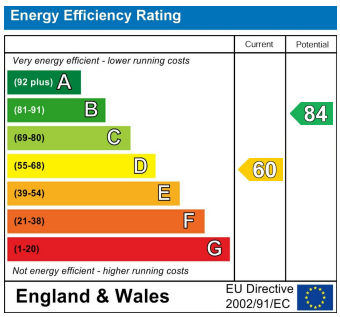
the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman, turn right into Brynlloi Road and follow the road around and the property can be found on the left hand side, identified by our For Sale board.

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.