Anna Ashton
ESTATE AGENTS









8 Penyrallt, Garnant, Ammanford, SA18 1YR

Offers in the region of £182,000

- Semi detached house
- LPG gas
- Front and rear gardens
- Off road parking
- 3 bedrooms
- uPVC double glazing
- Mountain views
- NO ONWARD CHAIN

Ground Floor
uPVC double glazed entrance door to

Porch
5'1" x 7'4" (1.55 x 2.26)
with textured and coved ceiling, uPVC double glazed window to side and door to

Entrance Hall
with stairs to first floor, radiator, under stairs cupboard with uPVC double glazed window to side and uPVC double glazed window and door to side.

Lounge
16'9" x 10'8" (5.11 x 3.26)



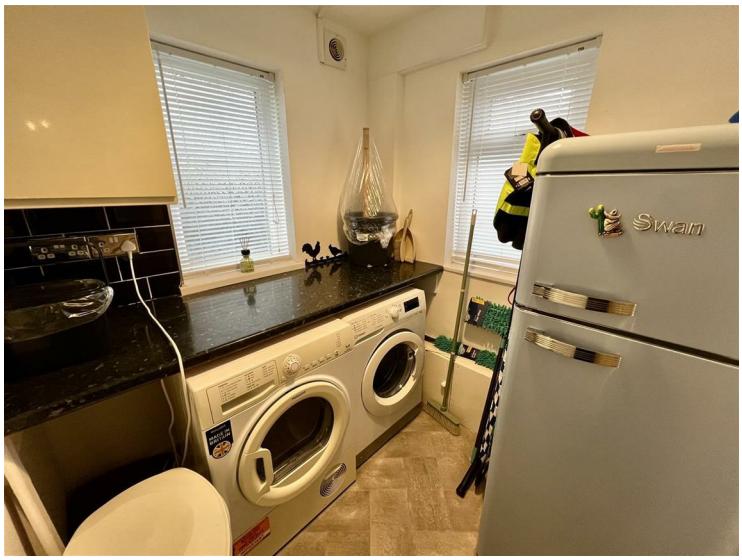
with uPVC double glazed window to front and double doors to

Kitchen
10'10" x 14'4" (3.31 x 4.38)



with a range of base and wall units, stainless steel one and a half bowl sink unit, mono bloc taps, 4 ring electric hob, extractor over, oven under, part tiled walls, coved ceiling and uPVC double glazed window to rear.

Utility
5'11" x 5'11" (1.82 x 1.81)



with wall units and work surfaces, plumbing for automatic washing machine, extractor fan and uPVC double glazed window to rear and side.

First Floor

Landing
with hatch to roof space and uPVC double glazed window to side.

Shower room
7'11" x 7'5" (2.42 x 2.28)



with low level flush WC, vanity wash hand basin, shower enclosure with electric shower, part tiled walls, extractor fan, radiator and uPVC double glazed window to side and rear.

Bedroom 1
10'11" x 12'10" (3.33 x 3.93)



with built in cupboard with wall mounted boiler providing domestic hot water and central heating, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2
10'5" x 10'9" (3.19 x 3.28)



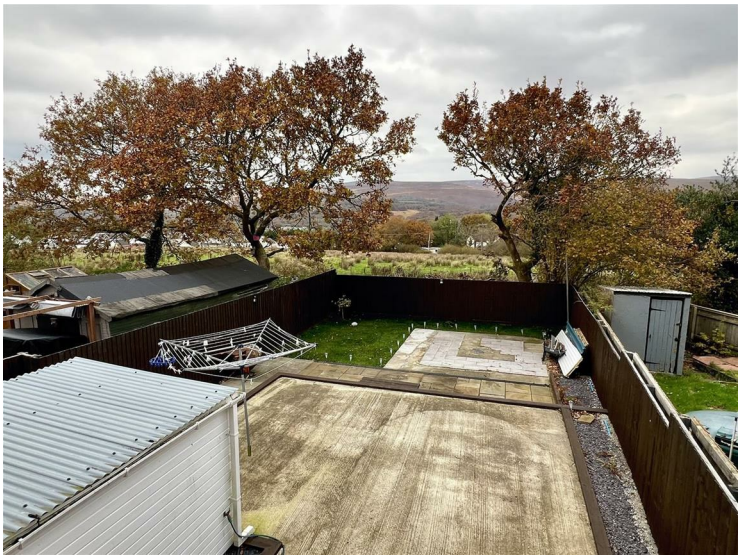
with radiator and uPVC double glazed window to front.

Bedroom 3
7'5" x 9'8" (2.27 x 2.95)



with radiator and uPVC double glazed window to front.

Outside



with gravelled garden to front, off road parkin to front leading to rear garden with outside WC (0.90m x 2.01m) including low level flush WC, vanity wash hand basin with cupboard under and power and light connected, store shed (1.80m x 1.97m) with power and light connected, low maintenance garden.

Material Information

UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage:Mains
Heating:LPG gas
Broad Band Speed: 1800Mbps, Upload 220 Mbps
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 B

NOTE

All photographs are taken with a wide angle lens.

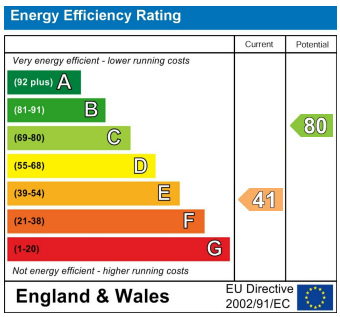
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 4 miles to the end of the village of Garnant then turn right into Bryncethin Road. Continue up the hill and at the top turn right into Penyrallt and the property can be found on the right identified by our For Sale board.



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.