



Brynmawr Avenue, Ammanford

£400,000 Freehold

pa black



Brynmawr Avenue, Ammanford

An immaculately presented 4 double bedroom detached house offered for sale with no ongoing chain. Situated in Ammanford, a town and community in Carmarthenshire, Wales. This ideal family home conveniently sits within walking distance to local schools, shops and transport links. The semi rural location boasts fantastic views. The accommodation briefly comprises; spacious entrance hall, toilet, lounge, large kitchen/ diner, utility room, converted garage and bedroom 2 with en-suite to the ground floor. To the first floor there is a master bedroom with en-suite, a further 2 double bedrooms and a bathroom. To the outside there is a front and rear garden. This modern home further benefits; a drive way creating off road parking, three 4 piece bathroom suits and flexible accommodation. Viewing is highly recommended to appreciate the quality and space throughout. Please call Peter Alan Morriston on 01792 798201 to arrange a viewing or book 24/7 on our website. *It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly*

Ground Floor

Entrance Hall

upvc front door to access, laminate floor tiles, stair case with fitted carpet, door to bedroom 2/ reception room, door to toilet, door to kitchen/ diner and door to;

Lounge

17' 8" max x 14' 3" (5.38m max x 4.34m)
upvc double glazed window to front and oak flooring.

Kitchen/ Diner

24' 5" x 16' (7.44m x 4.88m)
upvc double glazed window to rear with views, upvc double glazed double doors to rear, upvc door to side, laminate floor tiles, tile splash backs, fitted with a matching range of base and eye units and work top over with breakfast bar seating area, inset stainless steel sink with mixer tap, integrated oven, microwave and 5 ring gas hob, integrated dish washer and door to;

Utility Room

11' 4" x 5' 8" max (3.45m x 1.73m max)
upvc double glazed window to rear with views, laminate floor tiles, fitted with base units and work top over, inset stainless steel sink with mixer tap, space for washing machine, space for dryer, boiler housed here and door to;



Converted Garage

.18' 3" x 11' 2" (5.56m x 3.40m)

upvc double glazed double doors to front to access the drive way and upvc double glazed windows either side of doors, upvc double glazed window to side, fitted carpet and is currently being used as a home gym.

Toilet

upvc double glazed window to front, tile flooring, tile walls, wash hand basin with mixer tap and w.c.

Bedroom 2/ Reception Room

14' 5" x 11' 5" (4.39m x 3.48m)

upvc double glazed window to front, oak flooring and door to;

En Suite

upvc double glazed window to rear, tile flooring, part tile walls and a 4 piece bathroom suite comprising; bath tub with mixer tap, corner shower, wash hand basin with mixer tap and w.c.

First Floor

Landing

fitted carpet, loft access, door to airing cupboard where hot water tank is housed, door to bathroom and doors to 3 double bedrooms.

Bedroom 1

16' 4" x 16' 3" (4.98m x 4.95m)

upvc double glazed window to rear with views, fitted carpet, eve storage space, 8 doors to fitted wardrobe space and door to;

En Suite

upvc double glazed window to rear, tile flooring, part tile walls and a 4 piece bathroom suite comprising; bath tub with mixer tap and over bath shower, corner shower, wash hand basin with mixer tap and w.c.

Bedroom 3

16' 3" max x 11' 8" max (4.95m max x 3.56m max)

upvc double glazed window to front, fitted carpet and double doors to wardrobe space.

Bedroom 4

18' 7" max x 13' 3" max (5.66m max x 4.04m max)

upvc double glazed window to front and fitted carpet.

Bathroom

double glazed velux window to side, tile flooring, part tile walls and 4 piece bathroom suite comprising; bath tub with mixer tap, shower area, wash hand basin with mixer tap and w.c.

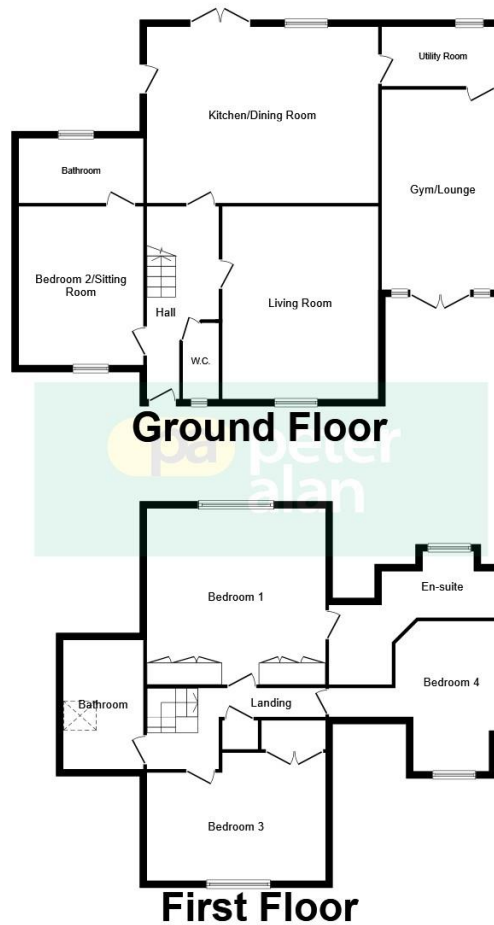


Outside

To the front there is a low maintenance frontage area with a drive way creating off road parking and side access to the rear.

To the rear there is a private and well maintained garden with a large composite decked seating area with glass panel surround making the ideal place to unwind while taking in the beautiful countryside views. From the decked seating are there are steps leading down to a lawn area with side access to the front and an under decking storage area which offers generous storage or has the potential to be transformed into a further living space.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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25 Woodfield Street, Morriston, SWANSEA, West Glamorgan, SA6 8AB

EPC Rating: Awaited

Property Ref: MTN303262 - 0002



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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