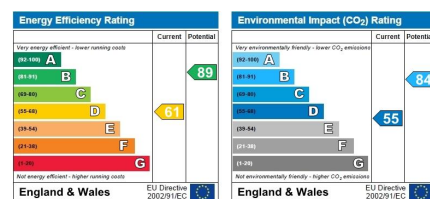




**32 Brynmawr Avenue,
Ammanford SA18 2DA**

Offers in the region of £299,995

**EER:61 EIR: 55
4 Bed Detached Dormer
Deceptively Spacious
En-suite Facilities
2 Reception Rooms
Integral Garage & Ample Parking
Outskirts Of Ammanford Town**



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DE/DT/66780/190919

DESCRIPTION

Benefitting from fantastic countryside views and situated in a prime location on the outskirts of Ammanford town is this deceptively spacious four bedroom dormer property. This light and airy home enjoys two double bedrooms with en-suite facilities to the ground floor with a further two double bedrooms on the first floor with a shower room. There are also two reception rooms, a utility room and a cloak room on the ground floor. Externally, there is a paved driveway providing ample parking, integral garage and a low maintenance rear garden with established shrubs. Ammanford town centre offers excellent amenities to include doctors surgeries, pharmacies, primary & secondary schools, leisure centre, supermarkets and much more.

ENTRANCE HALLWAY

Laminate flooring, 2 double panel radiators, understairs storage cupboard, storage cupboard, stairs to first floor, downlighters.

CLOAKROOM

Suite comprising of WC, pedestal wash hand basin, single panel radiator, double glazed window to front, part tiled walls.

BEDROOM ONE

9'6 (to wardrobe) x 12'9/10'1 (2.90m (to wardrobe) x 3.89m) Double glazed window to front, fitted wardrobes and drawers, single panel radiator.

EN-SUITE BATHROOM

8'2 x 7'9 / 5'2 (2.49m x 2.36m / 1.57m) Double glazed window to side, single panel radiator, suite comprising of panelled bath, WC, pedestal wash hand basin, shower cubicle with electric shower, part tiled walls.

BEDROOM TWO

13'3 / 8'1 x 13'5 / 12' (4.04m / 2.46m x 4.09m / 3.66m) Double glazed window to rear, single panel radiator, fitted

wardrobe and drawers.

EN-SUITE SHOWER ROOM

Double glazed window to side, single panel radiator, part tiled walls, suite comprising of shower cubicle with electric shower, WC, pedestal wash hand basin.

LOUNGE

18'3 (in to bay) x 16'4 (5.56m (in to bay) x 4.98m) Three double glazed windows to front, 2 single panel radiators, electric fire on hearth with surround.

BREAKFAST / KITCHEN

14'5 x 13'11 / 10'10 (4.39m x 4.24m / 3.30m) Double glazed window to rear, downlighters, double panel radiator, shelf with downlighters. Fitted with a range of matching wall and base units with work surface over, display cabinets, 1½ bowl stainless steel sink with drainer, electric hob with extractor over, eye level electric oven and grill, space for dishwasher, part tiled walls, opening to:

DINING ROOM

13'6 x 11'2 (4.11m x 3.40m) Double glazed french doors to rear, single panel radiator, double panel radiator.

UTILITY ROOM

Double glazed door to side, double glazed window to rear, single panel radiator, base and wall unit, stainless steel sink with drainer, plumbing for washing machine, door to:

INTEGRAL GARAGE

Electric up and over door, wall mounted gas boiler.

FIRST FLOOR LANDING

Single panel radiator, doors to:

BEDROOM THREE

15'7 x 13'6 / 10'5 (4.75m x 4.11m / 3.18m) Double glazed window to rear, storage cupboard, attic storage, single panel radiator.

BEDROOM FOUR

13'6 / 10'5 x 15'7 (4.11m / 3.18m x 4.75m)

Double glazed window to side, built-in cupboard, single panel radiator.

SHOWER ROOM

Fakro windows, single panel radiator, suite comprising of shower cubicle with electric shower, WC, pedestal wash hand basin, part tiled walls.

EXTERNALLY

To the front of the property the garden has mountain views, an abundance of flowers and shrubs, a paved driveway providing ample parking leading to the integral garage. Side pedestrian access to the rear low maintenance garden with established flowers, trees and shrubs and mountain views.

SERVICES

We are advised all mains services are connected (TBC)

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford Branch, proceed towards Llandybie taking the third available right-hand turning into Brynmawr Avenue. Proceed passing the chemist and the doctors surgery on the left-hand side and take the left-hand turning into Brynmawr Avenue. Continue up the hill to the top of the road where the property will be situated on the right-hand side.