

NEW PRICE



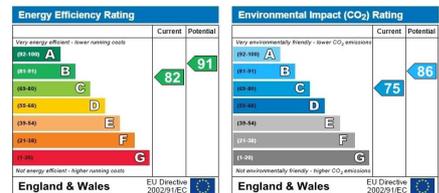
Brierlea, 23a Bryncethin Road, Garnant SA18 1YP

Offers in the region of £299,950

EER 82 EIR 75

4 Bedroom Detached Dormer Property
Indoor Entertainment Area, Shower & Gym
Garage 62'0 x 11'7

Potential For Commercial Use (stpp)
Option To Purchase A Building Plot With
Full Planning Permission for £75,000



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HC/WJ/31099/260718

DESCRIPTION

DETACHED DORMER PROPERTY & BUILDING PLOT WITH PLANNING PERMISSION.

An opportunity has arisen to purchase a detached dormer property with an indoor garden room/leisure area (formerly indoor swimming pool), sauna, shower and gym which would also lend itself to a large storage area if needed. The property offers four bedroom accommodation, the master bedroom enjoying views from the first floor balcony and bathroom, three bedrooms on the ground floor with a wet room and benefits from gas fired central heating, double glazing (with the exception of one internal window) and a multi fuel fire. There are solar panels fitted to the garden room roof area which provide the sellers with reduced electricity costs and a quarterly income (tbc). A large garage would lend itself to commercial use (stpp).

There is also a building plot located to the front of the property with full planning permission approved for a three bedroom detached dormer property which is also advertised separately.

The village of Garnant offers excellent leisure facilities including riverside walks, parks, recreation grounds, tennis courts and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.

ENTRANCE VESTIBULE

Double glazed window to front, double panel radiator, storage and shelving, oak floor, oak skirtings.

LOUNGE/DINING AREA

25'1 x 10'10/12'9 (7.65m x 3.30m)
Double glazed window to front, oak flooring, two double panel radiators, multi fuel fire with tiled splashback and tiled hearth, feature recess for TV.

KITCHEN

19'7/15'6 x 11'2 (5.97m x 3.40m)
Double glazed window to side and rear, laminate flooring, fitted with a range of wall and base units with granite worktops and sills, gas range cooker with 7 gas rings, double oven and grill, tiled splashback, extractor fan over, Belfast sink unit with granite drainer, integrated dishwasher, double panel radiator.

UTILITY ROOM

Double glazed French door gives direct access to the garage and entertainment area, laminate flooring, plumbing for washing machine,

BEDROOM 2

10'7 x 9'2/9'10 (3.23m x 2.79m)
Oak door, double glazed window to front, single panel radiator, oak flooring, fitted wardrobes.

BEDROOM 3

11'10 x 8'7 (3.61m x 2.62m)
Oak door, internal single glazed window with feature stained top glass, fitted wardrobes, overhead cupboard space and dresser unit, single panel radiator.

WET ROOM

11'9 x 5'0 (3.58m x 1.52m)
Double glazed window to side, oak door, traditional style radiator, WC, pedestal wash hand basin, shower area with tiled splashback, part tiled walls, wall units with fixed mirror and lighting.

FRONT PORCH/STUDY

Double glazed French doors and double glazed window to front, laminate flooring, double panel radiator.

BEDROOM 4

11'9 x 8'11 (3.58m x 2.72m)
Double glazed window to front, double glazed French doors, double panel radiator.

LIVING ROOM

15'6/12'5 x 12'10 (4.72m x 3.91m)
Double glazed French doors to side, double glazed window to rear, laminate flooring, double panel radiator, feature marble fireplace and surround with coal effect electric fire, decorative coving to ceiling, ceiling rose.

FIRST FLOOR LANDING

Double glazed window to rear, single panel radiator, storage to eaves.

MASTER BEDROOM

15'9/12'7 x 13'2 (4.80m x 4.01m)
Double glazed French doors to side with balcony and views, double glazed window to front, storage to eaves, double panel radiator, wall mounted air conditioning unit, heater and dehumidifier, wall light connections, attic storage housing gas boiler providing domestic hot water and central heating, small built in wardrobe.

BATHROOM

9'11 x 4'3 (3.02m x 1.30m)
Double glazed window to rear, suite comprising panel bath with shower over, WC, pedestal wash hand basin, walls tiled to ceiling, heated towel rail.

GARDEN ROOM/

ENTERTAINMENT AREA

53'4/51'5 x 32'6 (16.26m x 9.91m)
Laid with artificial lawn, power and lighting, LCD lights, (formerly an indoor swimming pool)
polycarbonated roof with hardwood

frames and steel RSJs, wet shower area, three changing rooms, sauna, storage room, separate WC, double glazed sliding doors to rear patio area with enclosed barbeque and patio area, part paved and decking and **STORAGE SHED**.

GYM

19'3 x 13'0 (5.87m x 3.96m)
Double glazed French doors, double glazed window to rear.

GARAGE/WORKSHOP

62'0/58'1 x 11'7 (18.90m x 3.53m)
With electricity connected.

EXTERNALLY

A front yard providing ample parking, partly lawned area to front, side garden laid to lawn with some mountain views, external lighting. Please note, the neighbouring property has vehicle access over the front drive.

There is a building plot with full planning permission also for sale and can be purchased together offers in the region of £299,950

SERVICES

We have been advised mains services are connected to the property. Gas fired central heating system. We have been informed by the vendor the solar panels generate a yearly income of approximately £1600 (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 Office, proceed back to the traffic lights bearing left onto the A474 signposted Glanamman. Continue onto the village of Garnant passing The Raven Public House on the left-hand side. The turning for Bryncethin Road is indicated towards the e end of the village on the right-hand side. Continue up the hill passing the left-hand bend where the entrance to the property will be located on the left hand side as identified by our John Francis For Sale Board. Plas Llwyd is the second property down the lane.