Anna Ashton
ESTATE AGENTS









Carion, 24a Grenig Road, Glanamman, Ammanford, SA18 1HQ

Offers in the region of £449,950

- Beautifully presented detached house
- 3 reception rooms
- uPVC double glazing
- Enclosed rear garden
- Viewing highly recommended
- 4 bedrooms
- Gas central heating
- Off road parking for numerous cars
- Mountain views

Ground floor
with uPVC double glazed door leading to

Entrance hall



with stairs to first floor, radiator and under the stairs cupboard.

Lounge
15'8" x 14'0" (4.79 x 4.28)



with gas fireplace, radiator, coved ceiling and two uPVC double glazed window to front.

Kitchen/dining room
14'1" (red to 11'6") x 23'0" (4.30 (red to 3.53) x 7.02)



with base and wall units, insert sink with mixer taps, integral fridge, freezer and dishwasher, island with breakfast bar, 5 ring gas hob with extractor over and oven under, two radiators, coved ceiling, uPVC double glazed window to side and French doors to rear.

Sun room
10'11" x 10'5" (3.35 x 3.20)



with radiator, coved ceiling, uPVC double glazed window to rear and French doors to side.

Utility
8'5" x 6'11" (2.59 x 2.13)



with base units, stainless steel sink unit with mixer taps, plumbing for automatic washing machine, part tiled walls, radiator, coved ceiling, uPVC double glazed window to rear and door.

WC
8'6" x 3'6" (2.60 x 1.07)



with low level flush WC, pedestal wash hand basin, part tiled walls, coved ceiling, radiator, wall mounted combi boiler and uPVC double glazed window to side.

Wet room
4'3" x 6'0" (1.32 x 1.85)



with wall mounted wash hand basin, electric shower and heated towel rail.

Sitting room
12'11" x 10'2" (3.96 x 3.10)



with radiator and two uPVC double glazed windows to front.

First floor

Landing



with hatch to roof space, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 1

13'6" x 11'0" (inc to 14'3") (4.13 x 3.37 (inc to 4.35))



with radiator, coved ceiling and two uPVC double glazed windows to front.

Bedroom 2

10'6" x 14'6" (3.21 x 4.43)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 3

12'4" x 11'0" (3.77 x 3.37)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 4
6'6" x 11'0" (1.99 x 3.36)



with radiator, coved ceiling and uPVC double glazed window to front.

Bathroom
10'5" x 8'2" (3.19 x 2.50)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachments, shower enclosure with mains shower, part tiled walls, radiator, coved ceiling and uPVC double glazed window to rear.

Outside





with off road parking for numerous cars to front, side access leading to enclosed rear garden with decked patio seating area, paved patio area, lawned area, gravelled area and brick built shed.

Material Information
UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed: Download- 1800 Mbps, 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- High risk
Rights and Easements:
Restrictions:

Council Tax
Band E

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 3 miles into the village of Glanamman then turn fourth right into Grenig Road, follow the road up the hill and the property can be found on the right

hand side identified by our For Sale board.

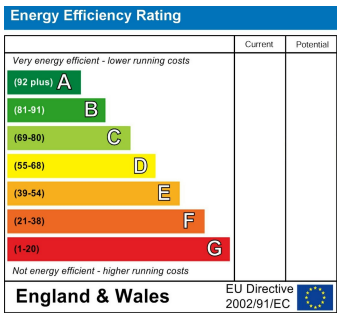
GROUND FLOOR

1ST 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.