



## **Cottage No 1 Bryncoch Farm, Llandyfan, Ammanford, SA18 2TY**

**Offers in the region of £225,000**

A delightful semi detached cottage situated in a rural location in the hamlet of Llandyfan approximately 4 miles from Ammanford town centre and its range of shopping and transport facilities. The property is situated on a select holiday site and has the benefit of lovely views, potential use of site facilities if required and easy access of a riding stables and equestrian centre.

Accommodation comprises lounge/diner, kitchen, utility, bathroom and 3 double bedrooms and benefits from LPG central heating, uPVC double glazed windows, parking for 3 cars to front and enclosed rear garden backing onto a duck/fish pond.

Viewing is highly recommended.

## Ground floor

uPVC double glazed entrance door into

## Lounge/Diner

15'4" x 30'6" (4.68 x 9.3)



With log fire in feature stone surround, 2 radiators, beamed ceiling, stairs to first floor, 2 uPVC double glazed windows to front, uPVC double glazed window to side and steps down to

## Kitchen

8'5" x 17'7" (2.59 x 5.38)



with range of base and wall units, stainless steel single drainer sink unit with mixer taps, wall mounted L P gas boiler providing domestic hot water and central heating, free standing Rangemaster L P G cooker with extractor over, small breakfast bar, part tiled walls, tiled floor, radiator, down lights, uPVC

double glazed window to rear and door to rear.

## Utility room

8'5" x 4'4" (2.57 x 1.34)



with plumbing for automatic washing machine, tiled floor and uPVC double glazed window to rear.

## Bathroom

8'6" x 10'3" (2.6 x 3.14)



with low level flush WC, pedestal wash hand basin, corner bath with shower over, part tiled walls, radiator and uPVC double glazed window to rear.

## First floor

## Landing

with hatch to roof space.

### Bedroom 1

14'7" x 9'2" (4.46 x 2.81)



with radiator and uPVC double glazed window to front.

### Bedroom 2

10'0" x 10'6" (3.07 x 3.21)



with radiator and uPVC double glazed window to front.

### Bedroom 3

11'6" x 10'2" (3.52 x 3.10)



with radiator and uPVC double glazed window to front.

### Outside



Parking for 3 cars to the front of the property.

Enclosed rear garden with lawn and gravel area, timber shed. Overlooking duck/fish pond.

### Services

Mains electricity and water. Communal LPG gas supply and septic tank.

There is a communal LP gas tank and the gas used is metered to the property together with a share of the rental of the gas tank.

There is a communal septic tank and there is a £30 contribution per month for the upkeep and emptying of the tank.

### Tenure

Freehold.

### Directions

Leave Ammanford on High Street and turn third left into Wernddu Road. Travel for just over 3 miles, through the village of Llandyfan then turn right towards Bryncoch Farm. As you enter the farm the cottage is located in front of you (right hand cottage).

### NOTE

All photographs are provided by the vendor.

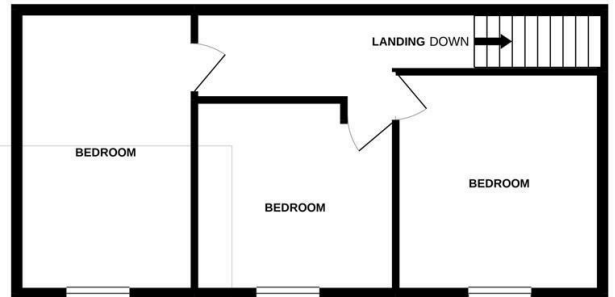
### Agents Note

The cottage would also be suitable as a holiday let.

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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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         | 79        |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  | 50      |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         | 91        |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         | 67        |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.