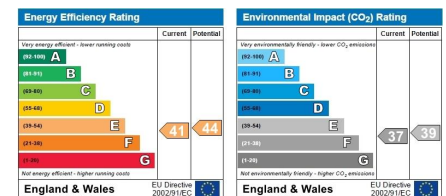




Brynhyfryd House, Argoed Road, Ammanford SA18 2PP

Offers in the region of £299,950

EER: EIR:
Traditional Detached Family Home
Three Bedrooms & Two Bathrooms
Annexe & Kennel



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DE/DT/77592/270820

DESCRIPTION

BEAUTIFUL FAMILY HOME IN A SEMI RURAL LOCATION

A beautifully presented three bedroom family home situated on a country road on the outskirts of Ammanford. The property has been updated but still retains the charm and character. The fabulous kitchen opens out to a sun room which has folding doors opening onto the garden which is laid to lawn with mature shrubs & trees. To the side of the property is a parking area for at least four cars, at the rear of the property is an annexe which could be utilised for a variety of uses.

Viewing is essential to appreciate this beautiful family home.

ENTRANCE HALL

Double glazed entrance door, wooden flooring, stairs to first floor, single panel radiator.

RECEPTION ROOM

15'2 x 10'1 (4.62m x 3.07m)
Double glazed window to front with white shutters, double glazed window to side with white blinds, wall shelving, oak flooring, 2 single panel radiators.

INNER HALL

Door to understairs storage.

LIVING ROOM

15'2 x 10'1 (4.62m x 3.07m)
Double glazed window to front with white shutters, double glazed window to side with white blinds, feature stone wall and fireplace with wood burner, oak flooring, double panel radiator, single panel radiator.

KITCHEN

12'5 x 10'10 (3.78m x 3.30m)
Two double glazed floor to ceiling windows to side. Grey and cream shaker style kitchen wall and base units with granite worktop over, 2 NEFF ovens, AEG ceramic hob, integrated dishwasher within island unit, integrated fridge/freezer, integrated BOSH microwave. The island unit has a Belfast style sink with mixer tap. Larder cupboard, radiator, wood effect ceramic tiled flooring. Opening to:

SUN LOUNGE

11'9 x 11'2 (3.58m x 3.40m)
Wood effect ceramic tiled flooring, floor to ceiling windows

to the side side, bi-fold door to rear garden, 2 tower radiators, decorative downlighters, door to side porch with stable door to rear and double glazed window to side.

SHOWER ROOM

Suite comprising corner shower cubicle, WC, wash handbasin, ceiling downlighters. Built-in cupboard housing oil boiler providing domestic hot water and central heating. Feature stone wall, Velux style window.

BOOT ROOM

Fitted with base unit, French doors to rear, tiled floor, Velux style window.

FIRST FLOOR LANDING

Access to loft with drop down ladder. Doors to:

BEDROOM ONE

15'2 x 9' (to fitted wardrobes) (4.62m x 2.74m (to fitted)
Double glazed windows to front and rear with wooden shutters, fitted wardrobe with hanging and shelving space, double panel radiator, single panel radiator, bamboo flooring.

BEDROOM TWO

12'9 x 10'10 (3.89m x 3.30m)
Double glazed window to side with shutters, double glazed window to rear with blinds, radiator.

BEDROOM THREE

13'1 x 6' (3.99m x 1.83m)
Two double glazed windows to front with wooden shutters, laminate flooring.

FAMILY BATHROOM

Double glazed obscure window to side. Suite comprising of freestanding bath with mixer tap and shower head, corner shower cubicle with electric shower, WC, wash handbasin, laminate flooring, towel radiator.

ANNEXE

15'6 / 11'4 x 14'5 (4.72m / 3.45m x 4.39m)
Double glazed French doors with side glass panels and double glazed window to front. Shaker style base units with wood worktop over, Belfast style sink, plumbing for washing machine, space for dryer.

SHOWER ROOM

Suite comprising of WC, shower, Respatex style walls, towel

radiator.

EXTERNALLY

To the front of the property is a low maintenance frontage with gated access and railings. Side gated access to a parking area which would accommodate 4 vehicles, plus further parking area. At the rear of the property the garden is laid to lawn with mature tree and shrub borders. At the side of the annex is a **COVERED AREA and an ENCLOSED DOG KENNEL AND RUN.**

SERVICES

We are advised mins services are connected. Oil central heating

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 to the traffic lights bearing right onto Wind Street. Take the left turning at the second set of traffic lights and continue to the next roundabout passing Tesco on the right-hand side. At the third mini-roundabout, bear right which will take you onto Betws Road. Proceed through the village passing the primary school on the right-hand side and continue until reaching Treforis. Continue passing the Treforis Estate and on reaching the right-hand bend continue straight ahead onto Argoed Road. Proceed up this road following the left-hand bend and proceed until reaching the property which is located on the right-hand side