



**2 Brynteg Terrace, Ammanford, Ammanford, SA18 3AY**

**Offers in the region of £115,000**

A mid terrace house in need of renovation set within a short walk of Ammanford Park and within half a mile of the town centre with its range of schools, leisure centre, shopping and transport facilities. Accommodation comprises entrance hall, sitting room, lounge, kitchen, downstairs bathroom, 2 bedrooms and one through room. The property benefits from gas central heating, uPVC double glazing, off road parking to rear and rear garden. This property and the neighbouring properties have vehicular right of way to the rear.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, radiator and under stairs cupboard with uPVC double glazed window to front.

### Sitting Room

10'3" x 10'2" (3.13 x 3.11)



with tiled fireplace, radiator, textured ceiling and uPVC double glazed window to front.

### Lounge

11'10" x 10'5" (3.61 x 3.20)



with tiled fireplace, alcove cupboard, radiator, coved ceiling and uPVC double glazed window to rear.

## Kitchen

7'10" x 10'2" (2.39 x 3.10)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, radiator and uPVC double glazed window to rear.

### Hall

2'10" x 5'10" (0.87 x 1.78)

with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating and uPVC double glazed door to side.

### Bathroom

8'11" x 7'4" (2.74 x 2.24)



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

## First Floor

## Landing

with hatch to roof space and 2 uPVC double glazed windows to front.

## Bedroom 1

9'7" x 10'2" (2.94 x 3.10)



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

## Through Room

12'3" x 11'5" (3.74 x 3.48)



with radiator and uPVC double glazed window to rear.

## Bedroom 2

9'1" x 10'2" (2.77 x 3.11)



with radiator and uPVC double glazed window to rear.

## Outside



with enclosed garden to front, vehicular right of way access to off road parking and rear garden.

## Council Tax

Band B

## Services

Mains gas, electricity and drainage. Water meter.

## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College street and take the 2nd left onto Brynteg Terrace and the property can be found on the left 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		88
	(81-91) B		
	(69-80) C		
	(55-68) D	65	
	(39-54) E		
	(21-38) F		
	(1-20) G		
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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
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.