



3b Grenig Road, Glanamman

Offers In Region Of £289,950



**Calow Evans**  
Estate Agents

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## 3b Grenig Road, Glanamman

A spacious three/four bedroom detached bungalow situated on a bus route on a side road in the village of Glanamman. The property offers versatile accommodation and enjoys two conservatories, an en-suite shower room to the master bedroom, a utility room and a cloakroom. The fourth bedroom would also be ideal as a second reception room or dining room. Externally, there is a tarmac driveway to the front provides ample parking and a turning area with the integral garage offering potential to convert to another reception room/bedroom (stpp). To the rear, the property boasts a generous size rear garden which is mainly laid to lawn. Viewing is essential to appreciate the space this bungalow has to offer. The village of Glanamman offers good basic amenities to include shops, public houses, Dr's surgeries, popular riverside walks and more!





## Porch

Door to:

## Entrance Hallway

Single panel radiators, access to loft with pull down ladder, storage cupboard.

4.52m x 4.55m (14'10" (to alcove) x 14'11")

Double glazed window to front elevation, double panel radiator, electric fire.





## Dining Room/Bedroom 4

4.52m x 3.61m (14'10" x 11'10")

Double glazed window to front, single panel radiator,

## Kitchen

4.27m x 3.61m (14'0" x 11'10")

Double glazed window to rear, single panel radiator, fitted with wall & base units, built in electric oven, gas hob, extractor over, integrated fridge freezer, sink & draining board, part tiled walls, tiled floor.

## Utility Room

2.24m x 2.79m (7'4" x 9'2")

Double glazed window to side, single panel radiator, base units, sink & draining board, plumbing for washing machine, space for dishwasher, part tiled walls, tiled floor,



## Cloakroom

Double glazed window to rear, WC, wash hand basin.

## Conservatory

3.63m x 3.48m (11'11" x 11'5")

Polycarbonate roof, double glazed door to rear, tiled floor.

## Bedroom One

4.52m x 3.61m (14'10" x 11'10")

Double glazed window to front, single panel radiator, walk-in wardrobe.



## En-suite Shower Room

Double glazed window to rear, shower cubicle with mains shower, WC, pedestal wash hand basin, tiled floor, part tiled walls.

## Bedroom Two

Double glazed patio doors to conservatory, single panel radiator.

## Conservatory

polycarbonate roof, double glazed door to side, tiled floor.





### Bedroom Three

3.68m x 2.51m (12'1" x 8'3")

Double glazed window to rear, double panel radiator, storage cupboards housing gas boiler providing domestic hot water & central heating.

### Bathroom

3.1m x 2.34m (10'2" x 7'8")

Double glazed window to rear, double panel radiator, suite comprising corner bath, shower cubicle with mains shower, WC, pedestal wash hand basin, tiled floor part tiled walls.

### Integral Garage

5.44m x 2.79m (17'10" x 9'2")

With up and over door, window to side.



### Externally

Tarmacadam driveway to the front offering ample parking & turning area, side pedestrian access to a generous size garden mainly laid to lawn with trees & shrubs, paved patio area.

### Services

We are advised that mains services are connected.

### Tenure

Freehold



### Council Tax

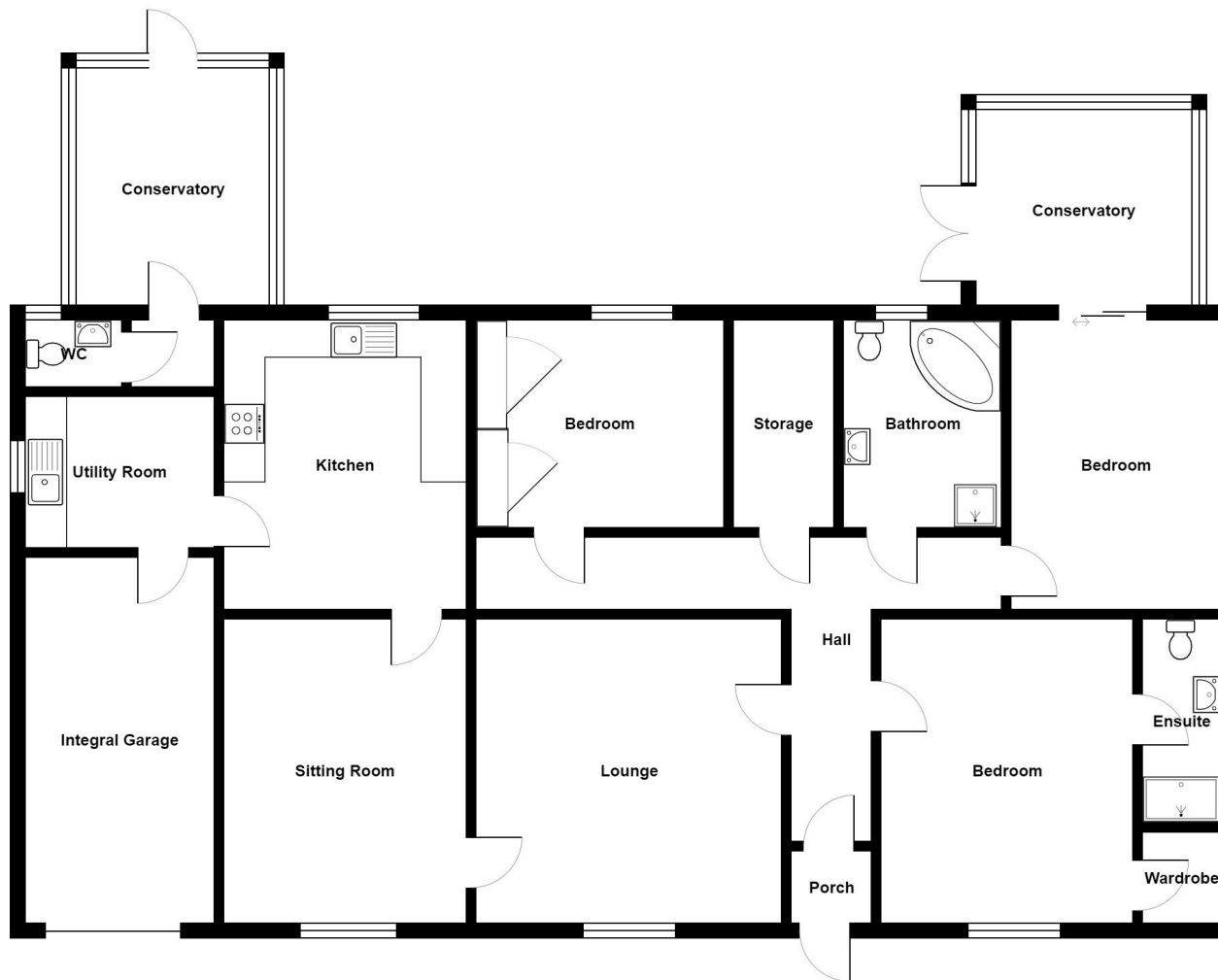
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### Directions

From the Ammanford office proceed to the traffic lights and bear left onto High Street. Proceed to the next junction in Pontamman and turn left. Continue on this road until reaching Glanamman passing car wash garage on the left. On reaching The Fishermans club turn right onto Grenig Road whereby the property will be located on the left hand side.

### Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



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**Office Contact**

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