



## 1 Parklands Court

, Ammanford, SA18 3TJ

Offers in the region of £109,995



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## Entrance Porch/Conservatory

7'11" x 7'6" (2.42m x 2.30m)

Entrance is via a uPVC double glazed door, uPVC windows to the side and front, vinyl flooring, 1 x radiator, power point, door to the open plan area.

## Open plan Kitchen/lounge

16'4" x 10'11" (5.0m x 3.33m )

With a range of wall and base units with worksurface over, stainless steel sink and drainer unit with hot and cold mixer tap over, plumbing made available for a washing machine, space for single fridge/freezer, integrated single oven, ceramic hob with extractor hood over, part wall tiles, part floor tiles, part laid carpet, uPVC double glazed windows to the front and rear, 1 x radiator, wall mounted gas boiler, 2 x ceiling lights, 1 x smoke alarm, door leading to bedroom 1.

## Bedroom 1

10'7" x 8'1" (3.23m x 2.47m)

Double bedroom, laid carpet, 1 x radiator, 1 x uPVC double glazed window, ceiling light, smoke alarm and attic hatch, door leading to the bathroom.

## Bathroom

8'0" x 6'3" (2.46m x 1.92m )

Featuring a panelled bath with electric shower over, pedestal wash hand basin, low level flush cistern, part wall tiles, floor tiles, ceiling light and extractor, 1 x uPVC double glazed window with obscured glass, 1 x heated towel rail.

## Externally

Externally and to the front there is on road parking for several vehicles and also a designated parking space. Gate access leading to the side and rear garden which features several patio areas and laid lawn, the rear is enclosed and boasts many of hours of sunshine in a quiet surrounding.

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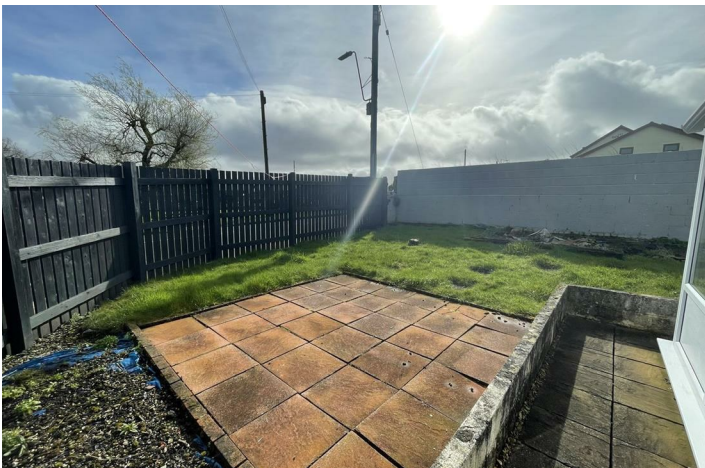
## Disclaimer

Disclaimer:

Disclaimer general information

Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



## Road Map



## Hybrid Map

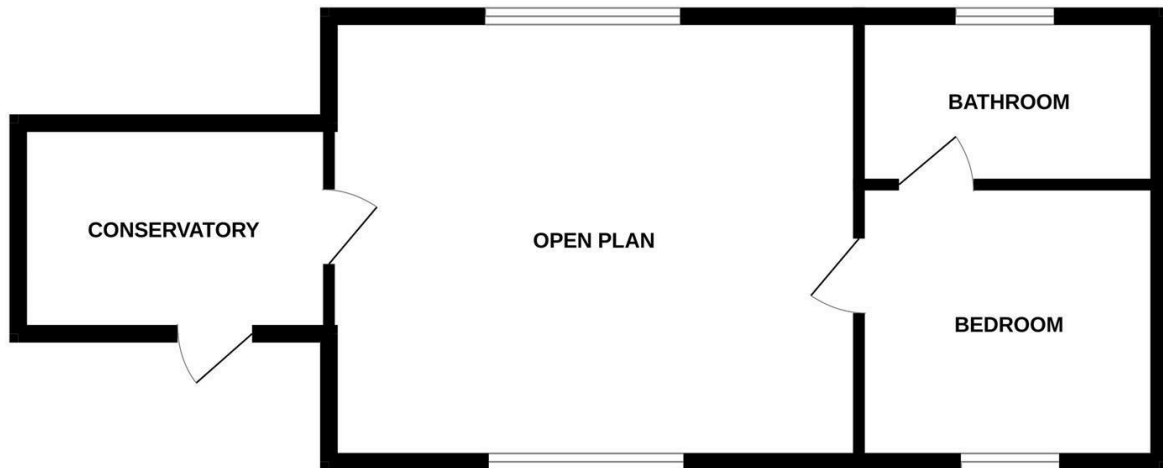


## Terrain Map



## Floor Plan

### GROUND FLOOR

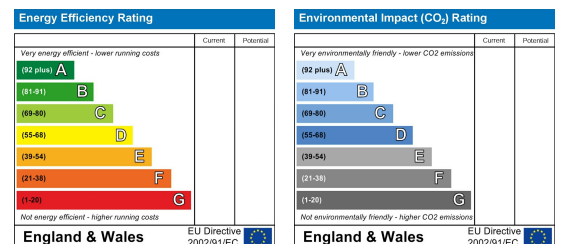


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.