

Bungalow - Detached (EPC Rating: D) Freehold

LAUREL DRIVE, AMMANFORD, SA18 2JS

Offers In The Region Of

£249,000

3 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas Estate Agents are pleased to offer For Sale this Spacious 3 Bedroom Detached Bungalow located in a quiet cul-de-sac, within walking distance of Ammanford Town Centre, with all it's amenities for shopping, leisure facilities, primary and secondary schools and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises, Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms and Family Bathroom. Externally there is a driveway leading to a Garage and rear split level garden with patio and easy to maintain area. The property benefits from Gas Central Heating and uPVC Double Glazing. Council Tax Band - E. Freehold. EPC - D67.

Ground Floor

With side entrance porch with tiled floor and door leading into....

Entrance Hall

15'1" x 7'7"

With radiator and cupboard.

Lounge

19'8" x 11'10"

With radiator, coved ceiling, feature fireplace with gas fire inset and window to the front of the property.

Kitchen/Diner

19'8" x 14'5"

With a range of base and wall units, one and a half bowl stainless steel sink unit with mixer taps, gas hob with extractor above, eye level double electric oven, plumbing for automatic washing machine, integrated dishwasher, central island, radiator, coved ceiling, part tiled walls, part tiled/wood flooring and windows to the front and side and side door to the property.

Bedroom 1

14'9" x 10'10"

With radiator, coved ceiling, vanity unit with inset sink, fitted wardrobes and window to the rear of the property.

Bedroom 2

13'9" x 11'2"

With radiator, coved ceiling and window to the rear of the property.

Bedroom 3

13'1" x 8'6"

With radiator, coved ceiling and window to the rear of the property.

Family Bathroom

11'2" x 9'2"

With low level flush WC, vanity unit with wash hand basin inset, bath with overhead shower, cupboard housing wall mounted gas boiler providing domestic hot water and central heating, radiator, fully tiled walls and window to the side of the property.

External

Front: With walled front garden area mainly laid to lawn with side driveway leading to side entrance door and Garage

Rear: With split level rear garden with paved patio area and steps to easy to maintain area with outbuilding. .

Council Tax

- Band E

Services

Mains gas, electricity, water and drainage.

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk



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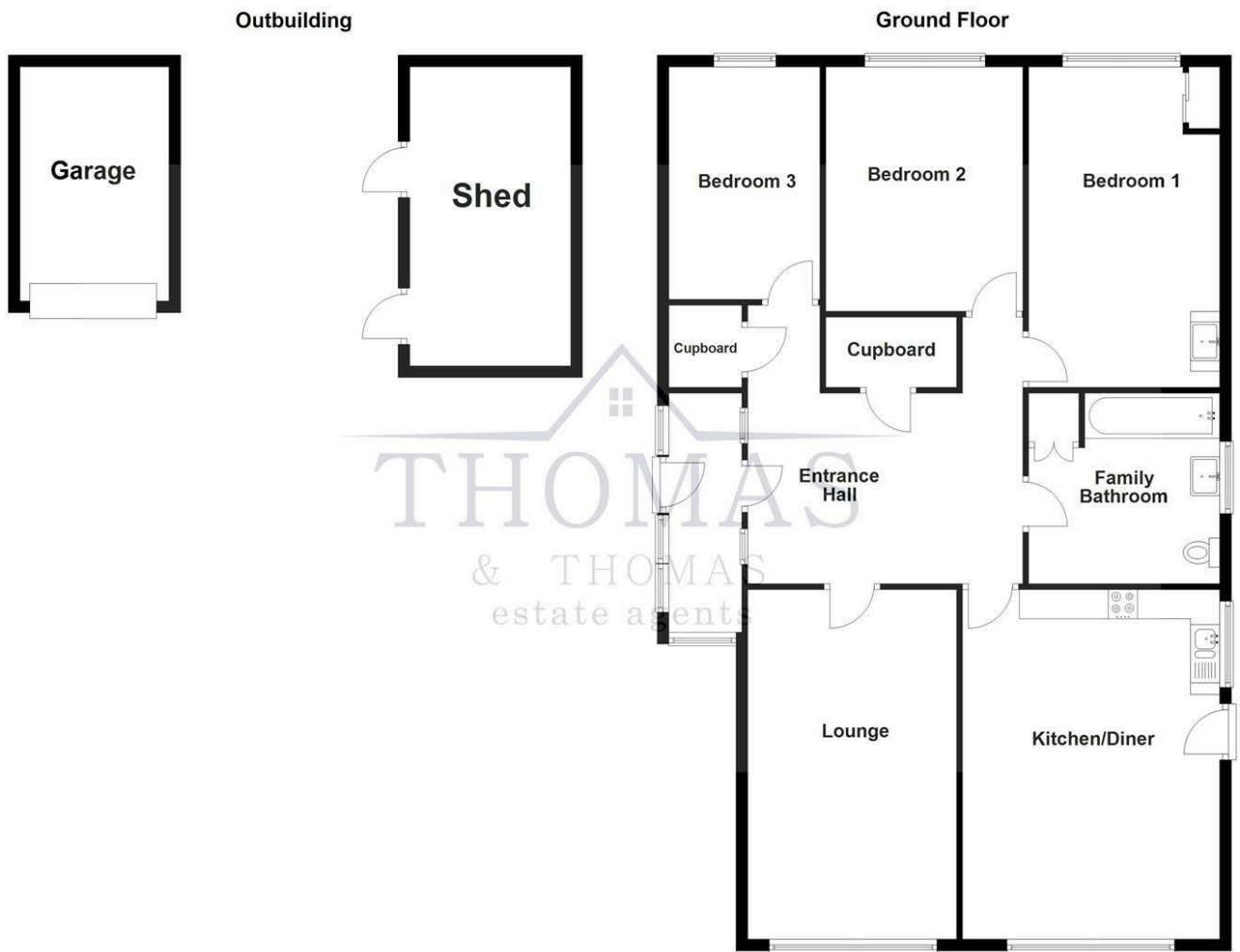
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Directions

Leave Ammanford along High Street, at the 'T' Junction turn left onto Pontamman Road, then turn first right onto Heol James Griffiths then turn first left onto Laurel Drive and property can be located on the left hand side and identified by our For Sale Board.

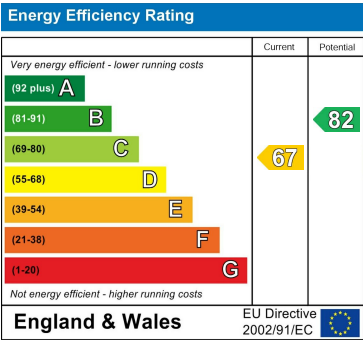


THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,
CARMARTHENSHIRE, SA18 3AB



Council Tax Band
E

Energy Performance Graph



Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

