



Bungalow - Detached (EPC Rating: D) Freehold

**CWMAMMAN ROAD, GLANAMMAN,
AMMANFORD, SA18 2AN**

Offers In The Region Of

£195,000

2 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Detached Bungalow on the outskirts of the small village of Glanamman and it's range of shopping facilities with further shopping, leisure, schools both primary and secondary just 3 miles away in Ammanford Town Centre which also boasts good transport links to the M4 Motorway just over 6 miles away at Junction 49. The accommodation comprises, entrance hall, lounge, dining room, kitchen, two bedrooms and shower room. Externally there is ample parking on front driveway which leads to a garage with front and rear lawned gardens. The property benefits from gas central heating and uPVC double glazing. Council Tax Band- C. Freehold. EPC- D68

Ground Floor

With side door entrance into....

Entrance Hall

With textured and coved ceiling, laminate flooring and hatch to roof space.

Lounge

12'10" x 11'11"

With radiators, coved ceiling, laminate flooring, feature fireplace with inset electric fire. and bay window to the front of the property.

Dining Room

9'11" x 10'9"

With radiator, laminate flooring, window into kitchen and window to the side of the property.

Kitchen

5'11" x 14'2"

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point, extractor above, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, part tiled walls, tiled floor, coved ceiling, wall mounted gas boiler providing domestic hot water and central heating and window to the side of the property.

Bedroom 1

14'1" (red to 11'3") x 11'0"

With radiator, coved ceiling, laminate flooring and bay window to the front of the property.

Bedroom 2

9'11" x 10'11"

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

Shower Room

7'10" x 7'7"

With low level flush WC, pedestal wash hand basin, walk-in shower enclosure, extractor fan and glass obscure window to the side of the property.

External

Front: With lawned garden to the front, side driveway leading to garage with double doors and side pedestrian access to the rear.

Rear: With enclosed rear garden mainly laid to lawn with patio area.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C

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

SOCIAL MEDIA

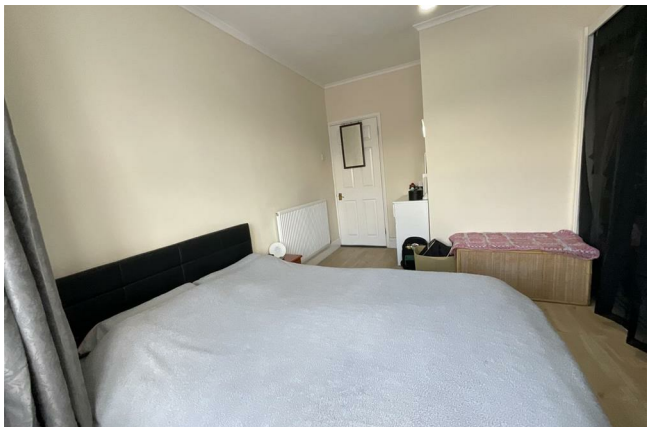
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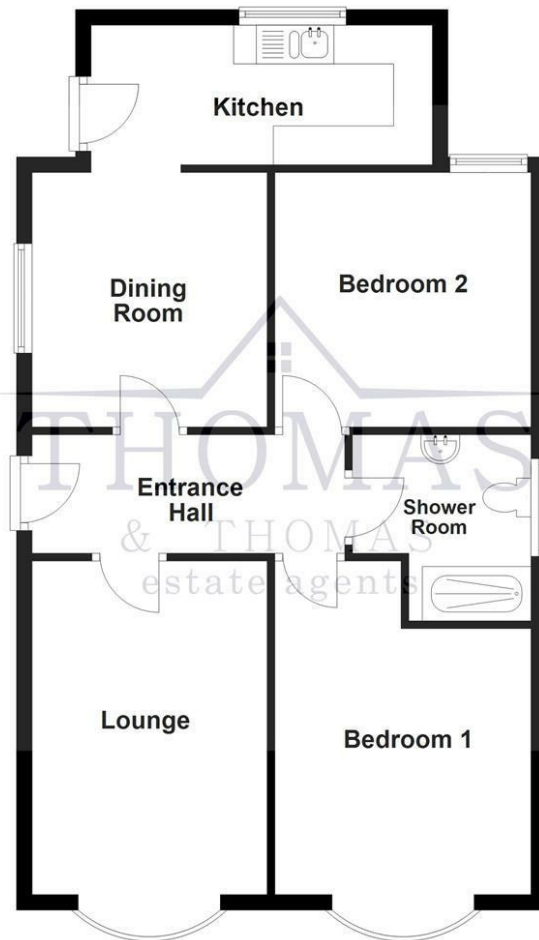


Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Continue for approximately 3 miles into the village of Glanamman and the property can be found on the right hand side just after the turning to Jones Terrace.



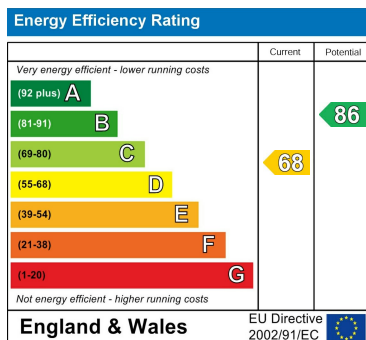
Ground Floor



Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

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.

