



House - Detached

3 NEWTOWN CLOSE, PENYBANC, AMMANFORD, SA18 3TX

Offers In The Region Of

£550,000

FEATURES

- Spacious & Well Presented Detached House
- Peaceful Location
- 3 Reception Rooms & 4 Bedrooms (one en-suite)
- Utility Room & Cloakroom
- Enclosed Level Gardens
- Large Driveway/Detached Double Garage/Summer House



THOMAS
& THOMAS
estate agents

4 Bedroom House - Detached located in Ammanford

Ground Floor

With front entrance door leading into...

Entrance Hall

13'1" x 5'11"

With radiator, coved ceiling, "Amtico" flooring, stairs to first floor and fully glazed double doors leading into....

Cloakroom

6'11" x 3'3"

With low level flush WC, pedestal wash hand basin, heated towel rail, coved ceiling, part tiled walls, "Amtico" flooring, and window to the side of the property.

Lounge

17'9" x 12'6"

With radiator, coved ceiling "Amtico" flooring, modern fireplace and window to the front of the property.

Sitting Room

19'8" x 11'2"

With radiator, coved ceiling, modern fireplace, "Amtico" flooring, spotlights and window to the front of the property.

Dining Room

15'9" x 11'2"

With radiator, coved ceiling, "Amtico" flooring and window to the front of the property.

Kitchen

26'11" x 10'2"

With a range of base and wall units, "Minerva" work surface, one and a half bowl sink unit with mixer taps and built-in waste disposal unit, induction hob with extractor above, eye level double oven, integrated dishwasher, integrated fridge/freezer, vertical radiator, coved ceiling, part tiled walls, "Amtico" flooring, spotlights, window and French Doors to the rear of the property.

Utility Room

16'5" x 6'11"

With base and wall units, one and a half bowl sin unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas boiler providing domestic hot

water and central heating, part tiled walls, "Amtico" flooring, window and door leading to the rear of the property.

First Floor

Landing Area

With radiator, coved ceiling, hatch to roof space and window to the front of the property.

Master Bedroom

14'5" x 13'1"

With fitted wardrobes, radiator, coved ceiling and window to the front of the property.

En-Suite

With low level flush WC, pedestal wash hand basin, shower cubicle, heated towel rail, coved ceiling, spotlights, fully tiled walls and "Amtico" flooring.

Bedroom 2

12'6" x 11'2"

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

Bedroom 3

11'10" x 10'2"

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

Bedroom 4

13'1" x 10'2"

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

Family Bathroom

10'2" x 6'11"

With low level flush WC, pedestal wash hand basin, panelled bath with shower taps, extractor fan, shaver point, heated towel rail, spotlights, coved ceiling, part tiled walls, "Amtico" flooring and window to the rear of the property.

External

Front: With large driveway leading to detached double garage (8.0 x 6.5) with storage above, electricity connected, roller door and electric charging point, lawned area with flower beds and shrubs.

Rear: With patio area, lawned area with flower beds, garden shed and Summer House.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band F

TENURE

Freehold

NOTE

There are solar panels fitted to the front elevation of the roof, which are leased, details to be confirmed.

All photographs have been taken with a wide angle lens camera.

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

VIEWINGS

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

SOCIAL MEDIA

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Directions

Leave Ammanford on Wind Street and travel for approximately 1 mile up the hill towards Penybanc. Turn right into Parklands Road, , on the sharp bend, go straight ahead into Newtown Close and the property can be located on the right hand side and identified by our For Sale Board.



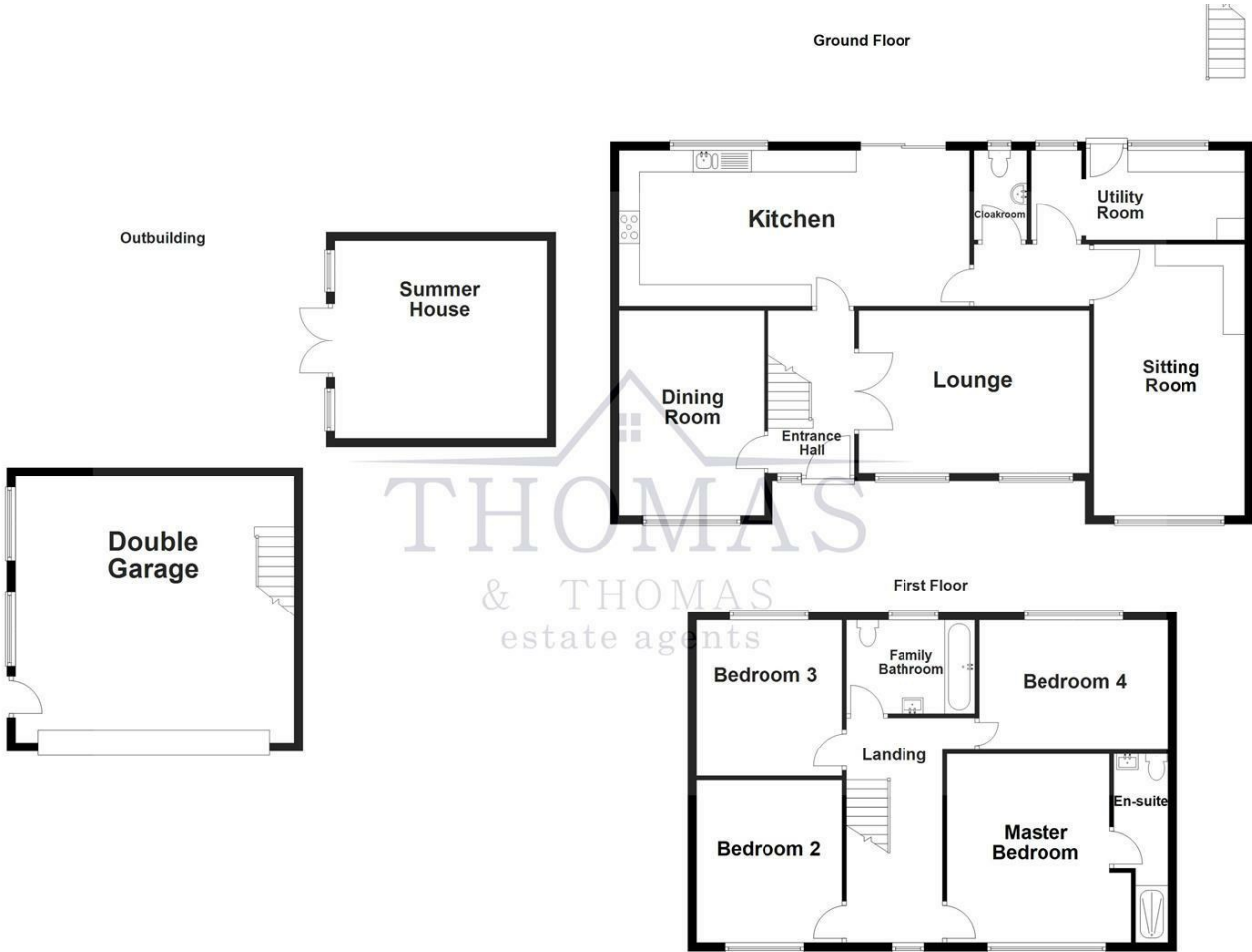
Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.