



Bungalow - Detached (EPC Rating: C) Freehold

WOODLANDS LANE, AMMANFORD, SA18 2LH

Offers In The Region Of

£415,000

3 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are delighted to offer this well-presented, individually built Detached Bungalow For Sale, set on a generous plot within a popular development in the charming village of Betws. Located just over a mile from Ammanford Town Centre, offering convenient access to amenities, including shopping, leisure facilities, schools, and excellent transport links, with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises an Entrance Hall, Kitchen, Utility Room, Dining Room, Lounge, three Bedrooms (one with an En-suite), Family Bathroom, and a Cloakroom. Externally, the property features a driveway with ample parking, while the rear boasts a level, enclosed, and well-maintained south-facing garden, mainly laid to lawn with a patio area and an electric retractable awning, complete with a Summer House and Shed, both with electricity connected. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band – F. Freehold. EPC – C73. VIEWING HIGHLY RECOMMENDED.

Ground Floor

With front entrance door leading into...

Entrance Hall

22'1" x 5'11"

With radiator, medium oak flooring, ornate coved ceiling and two ceiling roses, ornate plaster arch to dining room, inner hall and stained glass window to the side.

Kitchen

17'0" x 9'9"

With a range of fitted base and wall Sigma 3 units and display units, Belfast sink with mixer taps and waste disposal unit, Britannia five ring gas hob with double electric below, extractor above, integrated fridge and dishwasher and built-in microwave cupboard. Additional features include radiator, granite worktops, spotlights, coved ceiling, part tiled walls, tiled floor, windows to the side and rear, double French doors and stable door to the rear.

Utility Room

8'7" x 8'9" max 4'5"

With wall mounted gas boiler providing domestic hot water and central heating, Belfast sink with mixer taps, plumbing for automatic washing machine, space for tumble dryer, extractor fan, coat hooks, coved ceiling and window to the side.

Dining Room

13'5" x 9'10"

With radiator, plate rack, spotlights, oak flooring, double Georgian doors through to lounge, windows and French doors to the rear.

Lounge

19'10" x 13'6"

With two radiators, feature stone fireplace with slate brick inset, spotlights, ornate coved ceiling, windows to the side and rear and French Doors opening out on the garden area.

Inner Hallway

With ornate coved ceiling, oak flooring and walk-in store cupboard.

Cloakroom

With low level flush WC, pedestal wash hand basin, extractor fan, dado rail and oak flooring.

Bedroom 1

18'8" x 13'6"

With walk-in dressing area, fitted wardrobes, radiator, coved ceiling and bay window to front.

Door to stair case leading to attic which is partly boarded.

En-Suite

7'10" x 6'9"

With low level flush WC, pedestal wash hand basin, bidet, fully tiled shower cubicle with mains shower all with gold fittings, extractor fan, spotlights, part tiled walls and window to the side.

Bedroom 2

10'2" x 9'10"

With radiator, fitted wardrobes, coved ceiling and bay window to the side.

Bedroom 3

10'2" x 9'8"

With radiator, electric fire, coved ceiling and bay window to the side.

Family Bathroom

9'3" x 8'7"

With low level flush WC, pedestal wash hand basin, panelled bath with centre shower attachment taps, fully tiled shower cubicle with mains shower all with chrome fittings, extractor fan, radiator, dado rail, oak flooring, coved ceiling and window to the side.

External

Front: Side tarmac driveway with steps leading up to small gravelled area and side driveway with ample parking.

External: Private south facing garden, mainly laid to lawn, with a large patio area and remote retractable awning. Includes mature trees, shrubs, green house, summer house, and garden shed with electricity. Rural aspect to the side and rear.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band F

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 e-mail on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

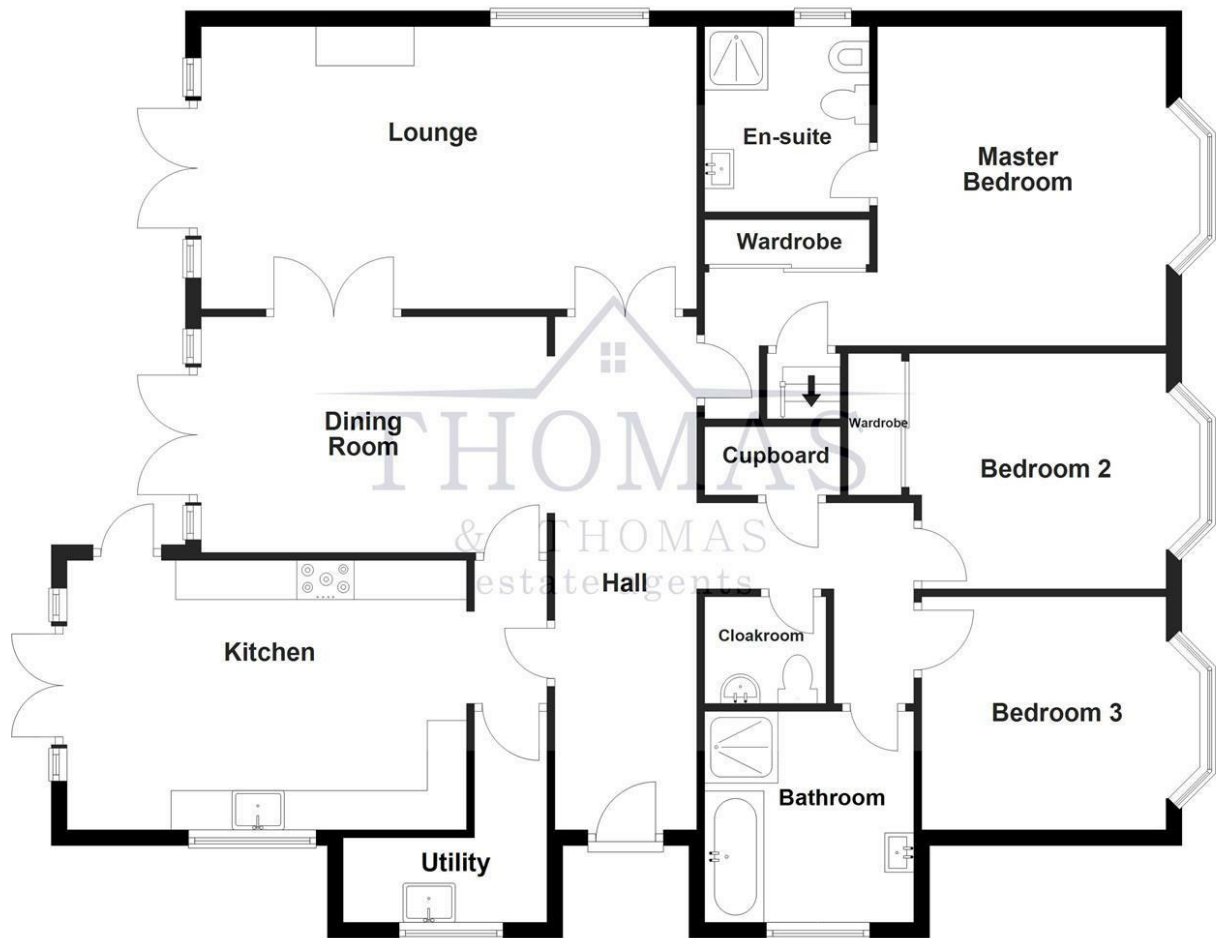
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Directions

Leave Ammanford on Wind Street and at the roundabout turn left. Proceed straight over the first mini roundabout, left at the second then right at the third roundabout. Continue over the river bridge and up the hill then turn second left into Colonel Road and proceed up the hill past the playground and nursing home, then turn right into Woodlands Park and follow the road, turn left and up the hill and the property is on the right hand side.



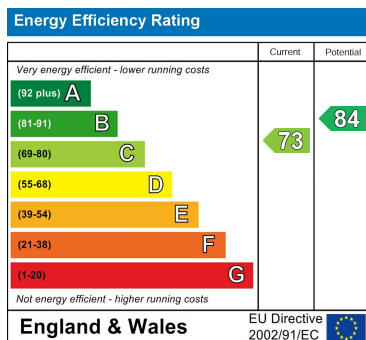
Ground Floor



Council Tax Band

F

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.

