



Bungalow - Detached (EPC Rating: C) Freehold

CLOS NANT-Y-CI, SARON, AMMANFORD, SA18 3SZ

Offers In The Region Of

£277,000

3 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Immaculate Detached Bungalow located on a popular development of similar properties in the village of Saron. Local amenities for shopping, leisure facilities and schools, both primary and secondary are just 2 miles way in Ammanford Town Centre and easy access to the M4 Motorway approximately 4 miles away. The accommodation comprises Entrance Hall, Lounge, Kitchen Diner, Utility Room, 2/3 Bedrooms (one currently used as sitting room) and Family Bathroom. Externally there are front and rear easy to maintain gardens. The property benefits from Oil Central Heating and uPVC Double Glazing. Council Tax Band- D. Freehold. EPC - C75. VIEWING HIGHLY RECOMMENDED.

Ground Floor

With side entrance door leading into...

Entrance Hall

With radiator, airing cupboard and laminate flooring

Lounge

5.4 x 3.6 (17'9" x 11'10")

With radiator, coved ceiling, feature fireplace and fully glazed door with glazed side panel leading to the rear of the property.

Kitchen/Diner

5.2 x 3.8 (17'1" x 12'6")

With a range of modern base and wall units, display cabinets, one and a half bowl stainless steel sink unit with mixer taps, electric induction hob with extractor above, eye level oven, integrated fridge/freezer, radiator, coved ceiling, "Karndean" flooring, part tiled walls, window and French Doors leading to the rear of the property.

Utility Room

2.5 x 1.3 (8'2" x 4'3")

With a range of base units, coved ceiling, plumbing for automatic washing machine, boiler providing domestic hot water and central heating and window to the rear of the property.

Master Bedroom

5.2 x 3.6 (17'1" x 11'10")

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

En-Suite

1.8 x 1.7 (5'11" x 5'7")

With low level flush WC, vanity unit with inset wash hand basin, corner shower cubicle, extractor fan, radiator, part tiled walls and tiled floor.

Bedroom 2

3.2 x 2.8 (10'6" x 9'2")

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

Bedroom 3/ Sitting Room

3.3 x 3.0 (10'10" x 9'10")

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

Bathroom

2.5 x 2.3 (8'2" x 7'7")

With vanity units enclosing low level flush WC, wash hand basin and storage space, panelled bath with overhead shower and folding glass screen, part tiled walls, tiled floor and window to the side of the property.

External

Front: With side paved driveway and front lawn.

Rear: With level easy to maintain rear garden with artificial grass bordered by flower beds and shrubs, patio area and garden shed.

Services

Mains electricity, water and drainage.

Oil Tank

Council Tax

- Band D

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

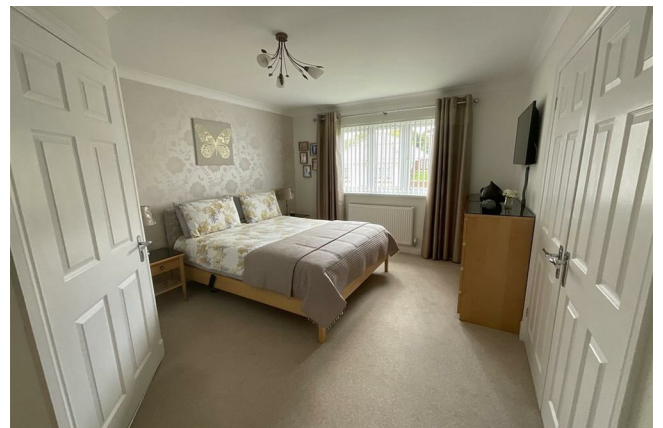
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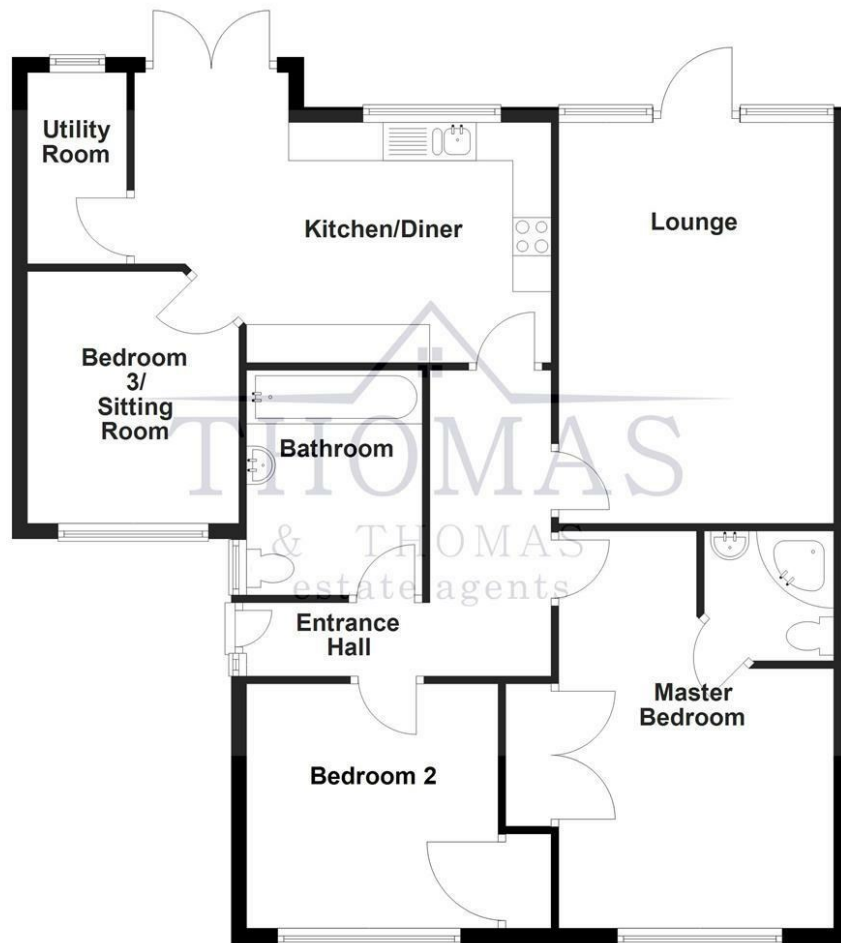
Directions

Leave Ammanford via College Street, take a left turn at the junction signposted Tirydail, then take a right turn going passed the College, continue into the small village of Saron, at the top of the hill passed the church take the next turning left into Heol Nant y Ci, then first right in Clos Nant y Ci and first left and the property can be found on the right hand side.



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

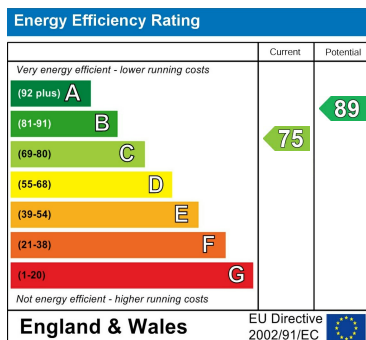
Ground Floor



Council Tax Band

D

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.

