



Bungalow - Detached (EPC Rating: C) Freehold

# PARC PENCAE, LLANDYBIE, AMMANFORD, SA18 3AZ

Offers In The Region Of

## £350,000

# 3 Bedroom Bungalow - Detached located in Ammanford

**\*NO ONWARD CHAIN\*** Thomas & Thomas is delighted to offer For Sale this Spacious, Immaculate Detached Bungalow sitting on a large corner plot located on a popular development in the village of Llandybie with all its local amenities of a mini supermarket, public house, chip shop, bakery and the Heart of Wales railway line. Further shopping and leisure facilities are within approximately 2.5 miles away in Ammanford Town Centre and 4 miles from the market Town of Llandeilo. The accommodation comprises Entrance Hallway, Lounge, Kitchen Diner, Utility Room, Sun Room, Three Bedrooms and Bathroom. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally there is a driveway leading to Integral Garage and ample parking for several vehicles, Immaculately kept lawns and path leading to Level Rear Garden with Patio and lawned area. Council Tax - E. Freehold. EPC - C78. VIEWING IS HIGHLY RECOMMENDED

## Ground Floor

With Front Entrance Door leading into....

### Entrance Hallway

With radiator, coved ceiling and airing cupboard housing a radiator.

### Lounge

13'9" x 18'4"

With radiator, coved ceiling, feature fireplace with inset electric fire, spot lighting and two windows to the front and side of the property.

### Kitchen with Dining Area

23'7" x 14'9"

With a range of base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, Gas Range Cooker, integrated dishwasher and fridge, radiator, coved ceiling, part tiled walls and window to the rear of the property.

### Utility Room

10'6" x 5'3"

With base units, plumbing for automatic washing machine, space for Fridge/Freezer, radiator, coved ceiling, window and door leading to the rear of the property.

### Sun Room

10'5" x 9'10"

With radiator and tiled flooring and French Doors leading to the rear of the property.

### Bedroom 1

13'1" x 10'6"

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

### Bedroom 2

12'2" x 10'10"

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

### Bedroom 3

12'2" x 9'10"

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

### Bathroom

10'6" x 6'7"

With low level flush WC, pedestal wash hand basin, panelled bath with mixer shower taps, shower cubicle, heated towel rail, coved ceiling, spot lighting, fully tiled walls, tiled floor and window to the rear of the property.

### External

Front: With Tarmac driveway leading to Integral Garage (5.0 x 2.6) with side window, electricity connected and Electric Door. Ample parking for several vehicles and lawned areas on either side of driveway.

Rear: With enclosed level rear garden, patio area and lawn with mature shrubs.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

- Band E

### 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 agent on 01269 597949 or email [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

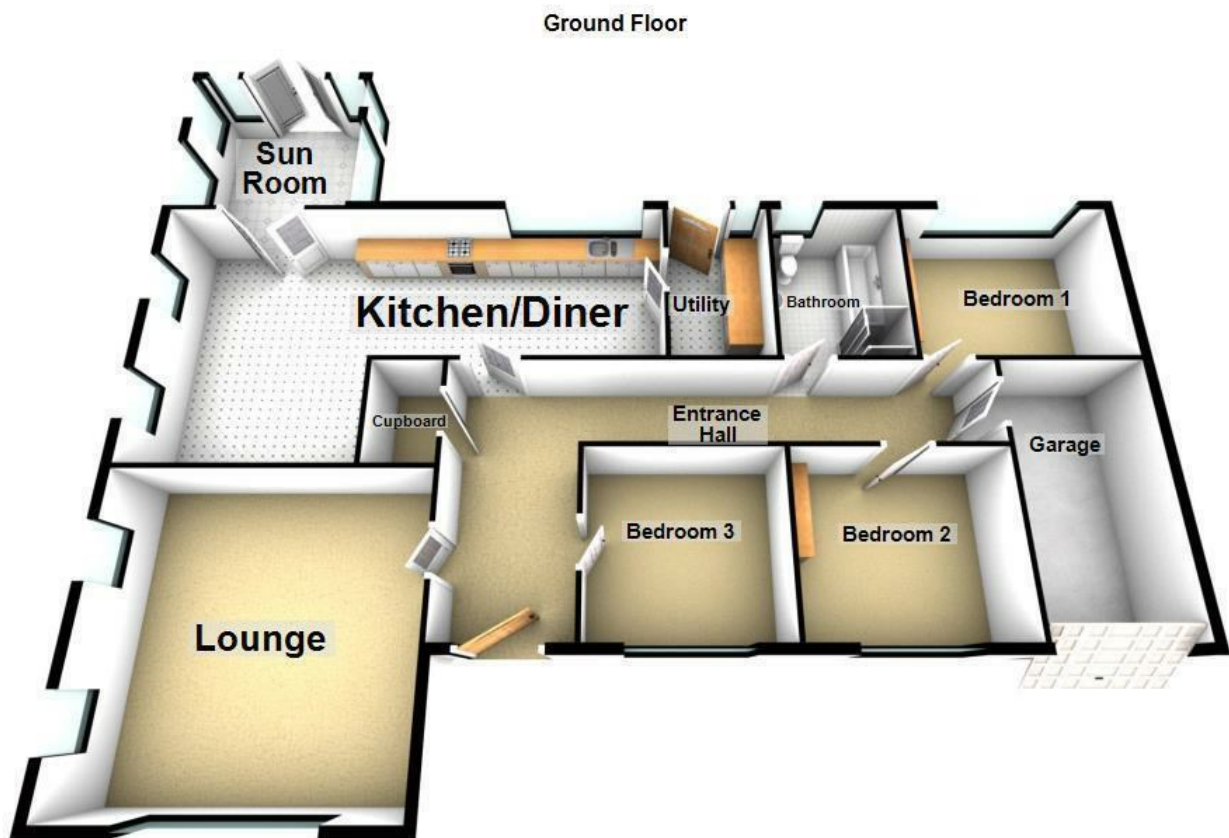
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#### **Directions**

Leave Ammanford on College Street and travel for approximately 2 miles to the village of Llandybie. At the crossroads turn left heading towards Blaenau and after approximately 100 yards turn right into Parc Pencae and the property can be located on the right hand side and identified by our For Sale board.

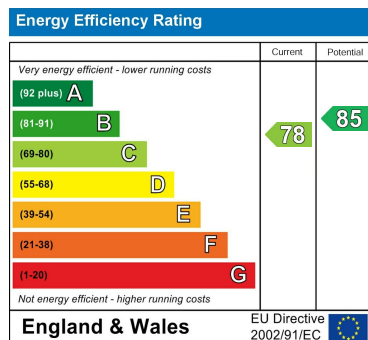




Council Tax Band

**E**

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.