



Bungalow - Detached (EPC Rating: D) Freehold

MAESQUARRE ROAD, AMMANFORD, SA18 2LF

Offers In The Region Of

£340,000

4 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to Offer For Sale this Spacious 4 Bedroom Detached Bungalow conveniently located in the small village of Betws with shopping, leisure facilities and good transport links approximately a mile away in Ammanford Town Centre and the M4 Motorway approximately 6 miles away at Junction 49. The accommodation comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room, Conservatory, 4 Bedrooms and Bathroom. Externally there is a lawned area and driveway to front with enclosed private rear garden. The property benefits from Gas Central Heating and uPVC Double Glazing. Council Tax Band - E. Freehold. EPC -D66. NO ONWARD CHAIN.

Ground Floor

With front entrance door leading into....

Entrance Hall

With radiator, textured and coved ceiling, inner hallway with storage cupboard and double doors leading into....

Lounge

6.8 x 3.8 (22'4" x 12'6")

With radiator, textured and coved ceiling, feature fireplace, window to the front of the property and Patio Doors leading to the rear of the property.

Dining Room

3.4 x 2.8 (11'2" x 9'2")

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

Kitchen

3.8 x 3.4 (12'6" x 11'2")

With a range of modern base and wall units, one and a half bowl stainless steel sink unit with mixer tap, gas hob with extractor above, eye level double oven, integrated dishwasher, integrated fridge/freezer, part tiled walls, radiator, textured and coved ceiling, opening leading into Dining Room and window to the rear of the property.

Utility Room

2.6 x 2.0 (8'6" x 6'7")

With a range of units, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, textured and coved ceiling, tiled floor and window to the side of the property.

Cloakroom

2.0 x 1.0 (6'7" x 3'3")

With low level flush WC, vanity wash hand basin and window to the front of the property.

Conservatory

3.8 x 3.4 (12'6" x 11'2")

With radiator, tiled floor and side doors leading to garden area.

Bedroom 1

4.0 x 3.2 (13'1" x 10'6")

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

Bedroom 2

3.7 x 3.0 (12'2" x 9'10")

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

Bedroom 3

3.2 x 2.6 (10'6" x 8'6")

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

Bedroom 4

3.6 x 3.3 (11'10" x 10'10")

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

Bathroom

3.6 x 2.6 (11'10" x 8'6")

With low level flush WC, pedestal wash hand basin, corner bath with shower attachment taps, shower cubicle, extractor fan, radiator, textured and coved ceiling, fully tiled walls and window to the side of the property.

External

Front: With lawned area, driveway with ample parking leading to front entrance door and Detached Garage (7.0 x 4.0) with up and over door.

Rear: With private enclosed rear garden, patio and lawned area.



Services

Mains gas, electricity, water and drainage.

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

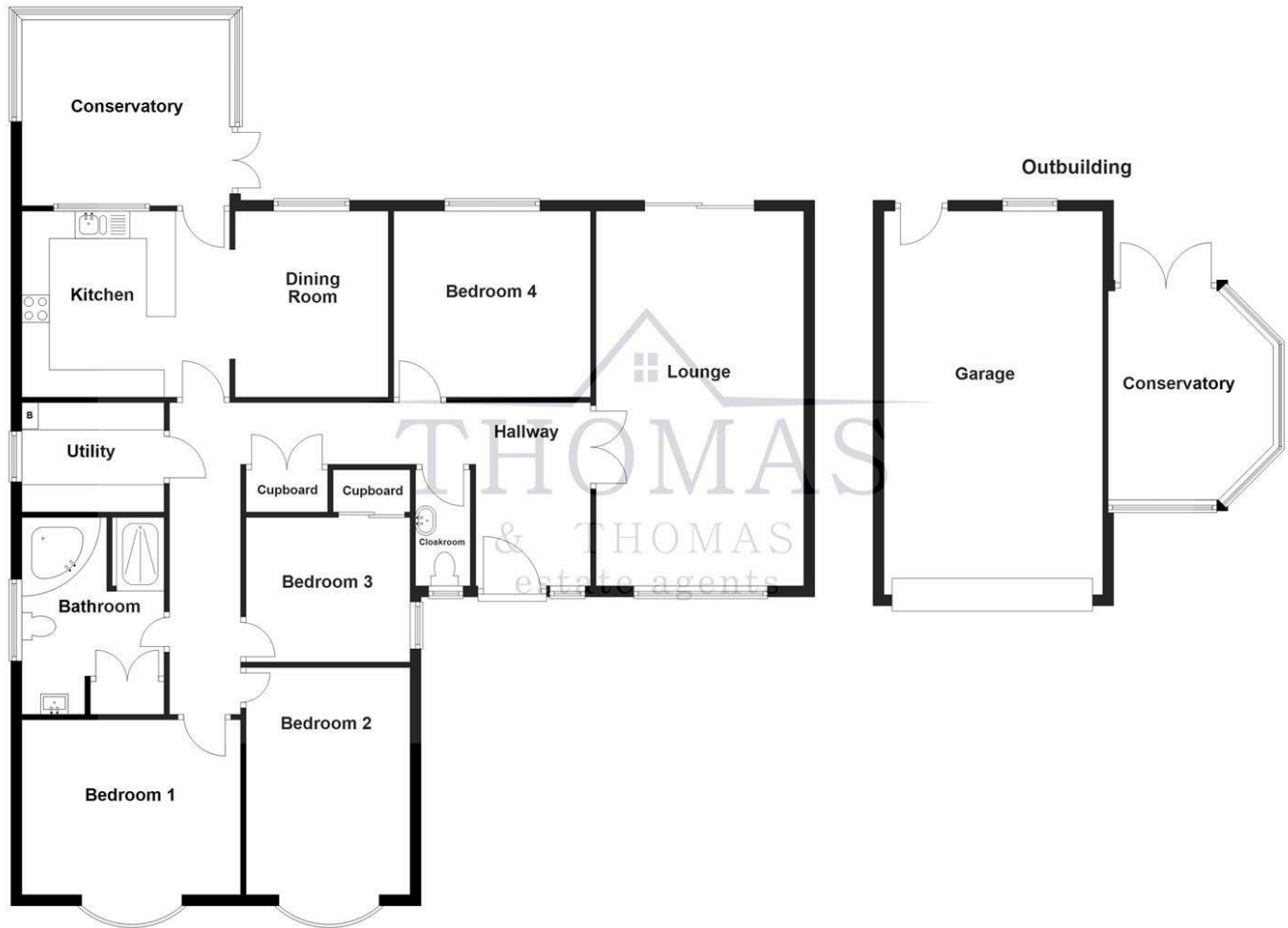
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Directions

Leave Ammanford on High Street. At the T junction turn right then immediate left into Maesquarre Road. Continue up the hill and the property can be found on the right hand side, opposite Maes Ifan Estate and identified by our For Sale board.



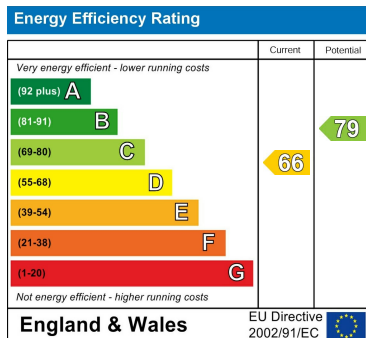
Ground Floor



Council Tax Band

E

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.

