



Bungalow - Dormer Detached (EPC Rating: C) Freehold

**PARKLANDS ROAD, AMMANFORD, SA18  
3TF**

Offers In The Region Of

**£265,000**

# 3 Bedroom Bungalow - Dormer Detached located in Ammanford

Thomas & Thomas Estate Agents have the pleasure in offering For Sale this Detached Dormer Style Bungalow located within the small village of Penybanc, approximately one mile from Ammanford town centre with all its amenities for shopping and leisure facilities. The accommodation comprises Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility, Shower Room and Sun Room with 3 Bedrooms and Bathroom on the first floor. Externally, the property has front and rear gardens, two garages with electricity connected and ample parking. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band - E. Freehold. EPC - C72. NO ONWARD CHAIN.

## Ground Floor

With front entrance door leading into...

### Sun Room

3.05 x 4.57 (10'0" x 14'11")

with uPVC windows, French double doors to rear and polycarbonate roof.

### Entrance Hall

With stairs to first floor, under stairs cupboard and radiator.

### Sitting Room/ Bedroom 4

5.05 x 3.3 (16'6" x 10'9")

With radiator, coved ceiling, uPVC double glazed window to side and uPVC double glazed French doors to rear.

### Lounge

5 x 5 (16'4" x 16'4")

With electric fire set in feature surround, radiator, coved ceiling and uPVC double glazed window to front.

### Dining Room

2.77 x 3.51 (9'1" x 11'6")

With tiled floor, radiator, coved ceiling and uPVC double glazed French doors to rear.

### Kitchen

3.6 x 4 (11'9" x 13'1")

With a range of fitted wall and base units, leaded display cabinets, stainless steel one and a half bowl sink unit with mixer taps, stainless steel 4 ring gas hob with extractor over and oven under, breakfast bar, tiled floor, part tiled walls, radiator, down lights, coved ceiling and uPVC double glazed window to rear.

### Utility Room

2.79 x 2.18 (9'1" x 7'1")

With base and wall units, tiled floor, part tiled walls, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, radiator, coved ceiling, down lights, uPVC double glazed window to rear and uPVC double glazed door to rear.

## Shower Room

2.8 x 1.4 (9'2" x 4'7")

With low level flush WC, shower cubicle with mains shower, pedestal wash hand basin, extractor fan, tiled walls and obscure glass window to the side.

## First Floor

### Landing

With airing cupboard and hatch to roof space.

### Bedroom 1

4.6 x 3.8 (15'1" x 12'5")

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

### Bedroom 2

3.3 x 4.8 (10'9" x 15'8")

With radiator, coved ceiling and uPVC window to the side and front.

### Bedroom 3

2.7 x 2.7 (8'10" x 8'10")

With radiator, coved ceiling and uPVC window to the front.

### Bathroom

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

With low level flush WC, pedestal wash hand basin, corner bath with shower attachment taps, part tiled walls, tiled floor, extractor fan, down lights, radiator and Velux window to rear.

### External

Front: A paved patio area mainly laid to lawn, with an enclosed level garden bordered by mature shrubs.

Rear: Two garages: one measuring 6.6m x 4.6m with large double doors and electricity connected, another measuring 6.3m x 3.7m with electricity, an up-and-over door and an adjoining storage room. The rear also includes a large parking area and an artificial lawned area leading to the rear of the home.





### Services

Mains gas, electric, 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 agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto: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 onto Parklands Road, turn an immediate right after the carpark and the property can be found on the right hand side.

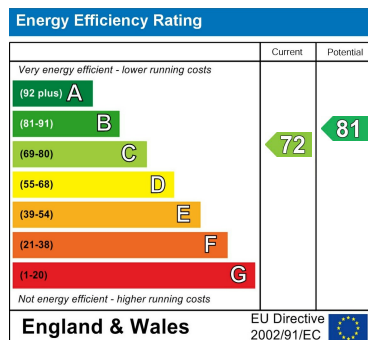




Council Tax Band

**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.

