



50 Maesycloed, Pontamman, Ammanford, SA18 2JB

Offers in the region of £258,500

A detached dormer bungalow set in a quiet cul de sac close to Ammanford town centre with its range of shopping and transport amenities. Accommodation comprises entrance hall, lounge, study, sitting room, downstairs WC, kitchen, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, dado rail and textured and coved ceiling.

Lounge

11'7" x 22'2" (3.54 x 6.76)



with feature fireplace, 2 radiators, textured and coved ceiling and 2 uPVC double glazed windows to front.

Study

6'10" x 10'0" (2.10 x 3.05)



with radiator, textured and coved ceiling, arch way and step down to

Sitting Room

13'0" x 9'4" (3.97 x 2.85)



with fireplace, 2 radiators, textured and coved ceiling and uPVC double glazed window to side and rear.

Kitchen

13'1" x 8'0" (4.00 x 2.46)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, plumbing for automatic washing machine, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear and door to side.

Downstairs WC

6'11" x 2'8" (2.12 x 0.82)



with low level flush WC, vanity hand wash basin with mixer tap, tiled floor, textured and coved ceiling and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, textured and coved ceiling and airing cupboard with radiator and slatted shelves.

Bedroom 1

11'7" red to 8'4" x 13'5" (3.54 red to 2.56 x 4.11)



with eaves storage, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2

6'6" x 11'3" to robes (1.99 x 3.44 to robes)



with fitted wardrobes, eaves storage, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bathroom

7'8" x 5'4" (2.34 x 1.63)



with low level flush WC, pedestal wash hand basin, tiled shower cubicle, radiator, textured and coved ceiling and uPVC double glazed window to side.

Outside



with tarmac driveway to front, side access to rear garden with gravelled areas, raised flower borders and patio area.

Garage

15'6" x 8'7" (4.73 x 2.64)

with wall mounted gas boiler providing domestic hot water and central heating, up and over door and single glazed window to the side and a wooden door to the rear.

Services

Mains gas, electricity, water and drainage.

Council Tax

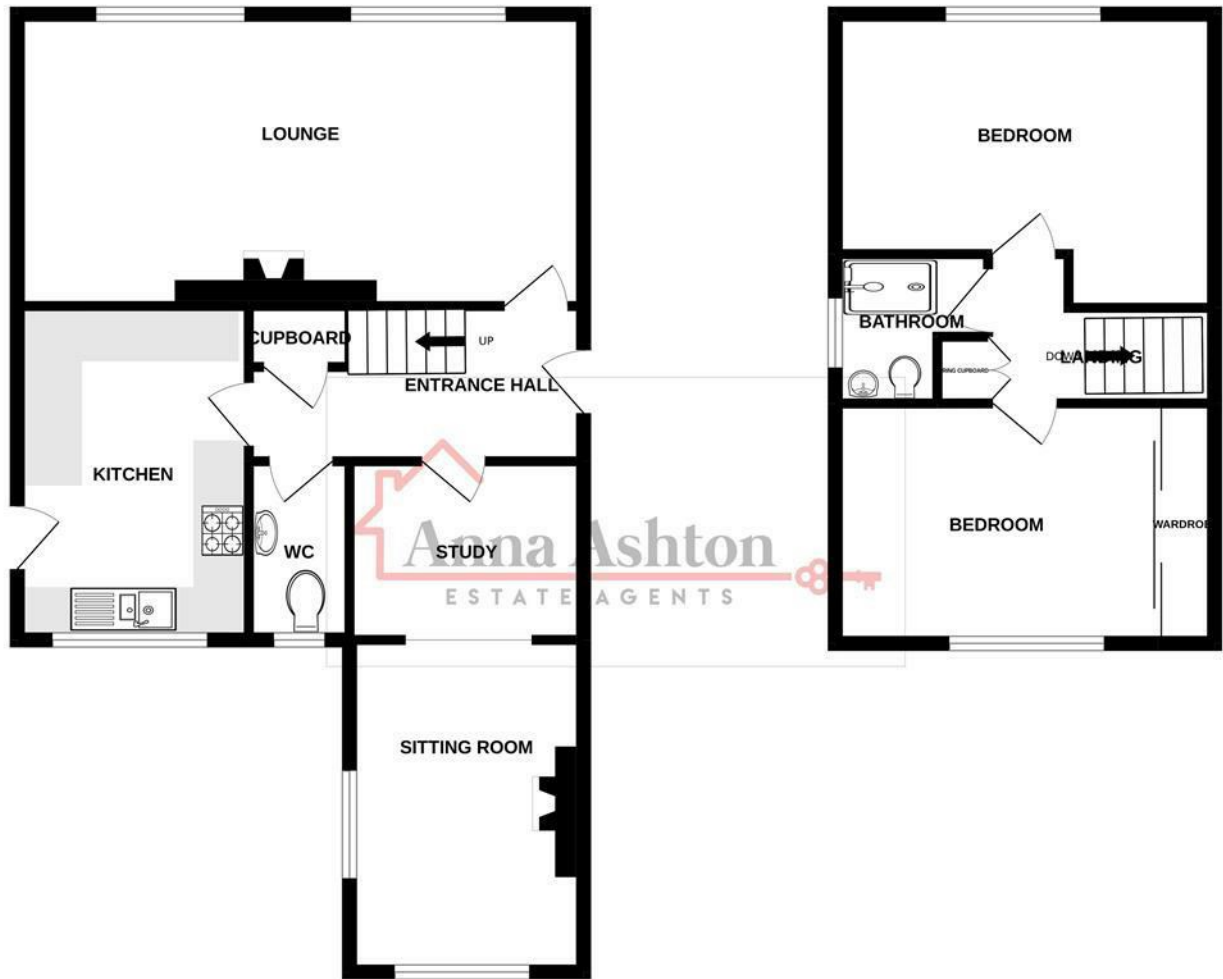
Band C

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and turn left onto Pontamman Road. Take the second right into Maes Y Coed and follow the road up the hill and bear left, take the first right turn and the property can be found on the left hand side, identified by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:
 We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.