



**66a Iscennen Road, Ammanford, SA18 3AW**

**Offers in the region of £330,000**

PROPERTY WITH POTENTIAL FOR ANNEXE. We are delighted to offer for sale this detached bungalow set in a sought after location, within walking distance of Ammanford town centre with its range of shopping, schooling and transport facilities and within striking distance of Ammanford Recreational Ground and the park. Accommodation comprises open plan lounge/kitchen, 3 double bedrooms and bathroom and spacious attic and benefits from gas central heating, uPVC double glazing, front car parking and level rear garden. There is also an outbuilding which would be ideal as an annexe (subject to planning and building regulations).  
Viewing is highly recommended.

## Ground Floor

uPVC double glazed entrance door into

## Vestibule

with uPVC double glazed window to side.

## Entrance Hall

with radiator, coved ceiling and hatch to roof space (Attic measures 8.12 x 3.91).

## Bedroom 3

10'9" x 10'8" (3.29 x 3.27)



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

## Bedroom 2

11'9" x 11'10" (3.59 x 3.62)



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

## Bedroom 1

10'11" x 10'8" (3.33 x 3.27)



with radiator, coved ceiling and uPVC double glazed window to side.

## Bathroom

6'6" x 9'3" (2 x 2.84)



with low level flush WC, pedestal wash hand basin, Slipper bath, corner shower cubicle with electric shower, built in cupboard with plumbing for automatic washing machine and wall mounted Worcs gas boiler providing domestic hot water and central heating, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side.

## Open Plan Lounge/Kitchen

## Lounge Area

16'10" x 12'0" (5.14 x 3.67)



with radiator, coved ceiling, uPVC double glazed windows aside and uPVC double glazed French doors to rear.

## Kitchen Area

13'6" x 12'0" (4.14 x 3.66)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, extractor fan, plumbing for automatic dishwasher, part tiled walls, oak floor, coved ceiling, uPVC double glazed window to rear and uPVC double glazed door to side.

## Outside



Imprinted concrete to front with parking for 2 cars. Side pedestrian access to rear garden with mature shrubs, outside tap and outside light. Patio area, pond, gravelled area with stepping stones, decking area.

## Converted Outbuilding

This has been converted to a high standard ( subject to Planning or Building Regulations).

## Lounge

11'0" x 15'5" (3.36 x 4.70)



with uPVC double glazed entrance door, feature fire place, 2 radiators, coved ceiling and 2 uPVC double glazed windows to front.

## **Kitchen**

7'1" x 8'0" max (2.16 x 2.46 max)



with range of wall and base units, wall mounted gas boiler providing domestic hot water and central heating, stainless steel one and a half bowl sink unit with mixer taps, plumbing for automatic washing machine and uPVC double glazed window to front.

## **Shower Room**

3'3" x 8'1" (1.01 x 2.48)



with electric shower in tiled cubicle, heated towel rail, pedestal wash hand basin, low level flush WC, extractor fan and uPVC double glazed window to rear.

## **Bedroom**

6'1" x 14'11" (1.87 x 4.55)

with radiator, uPVC double glazed window

to rear and uPVC double glazed door to side.

## **Services**

Mains water, electricity, gas and drainage.

## **Council Tax**

Band C.

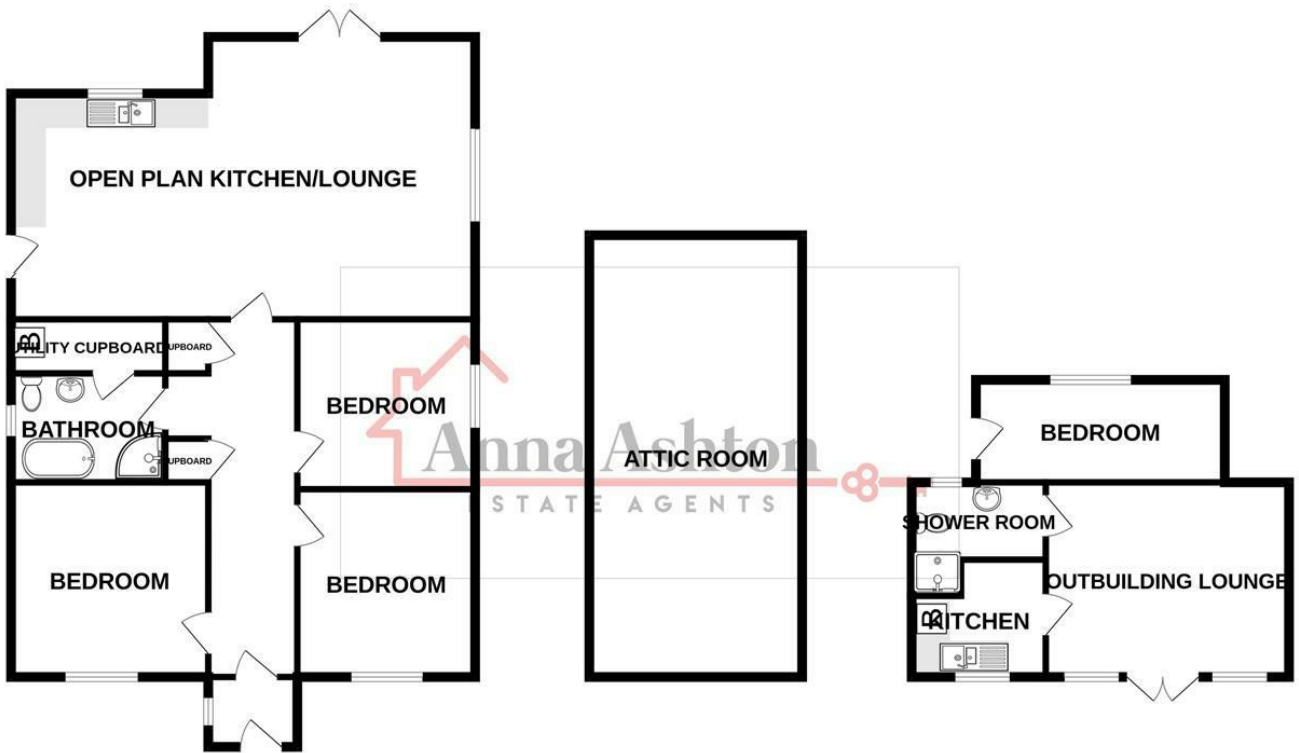
## **Directions**

Leave Ammanford on College Street then turn first left into Iscennen Road. Follow the road, over the mini roundabout and then the property will be found on the left hand side, identified by our For Sale board.

## **NOTE**

All photographs are taken with a wide angle lens.

# GROUND FLOOR



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		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

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