



**3 James Griffiths Road, Pontamman, Ammanford, SA18 2AS**

**Offers in the region of £320,000**

A deceptively spacious bungalow situated in a sought after location, on the edge of Ammanford close to local amenities and within easy access of the main shopping and transport facilities.

Accommodation comprises entrance hall, lounge/diner, conservatory, kitchen, utility room, 3 bedrooms (one with en suite WC) and bathroom and benefits from gas central heating, uPVC double glazing, integral garage, parking for 3 cars and front and rear gardens. Viewing is highly recommended.

## Covered Entrance



with paved floor, uPVC double glazed entrance door with glazed side panels, into

## Entrance Hall

with 2 radiators, dado rail, double cupboard with radiator and hanging space, textured and coved ceiling and hatch to roof space.

## Lounge/Diner

21'8" max x 15'3" max (6.61 max x 4.65 max)



with feature fireplace, 2 radiators, textured and coved ceiling, serving hatch to kitchen, uPVC double glazed window to front and uPVC double glazed French door to conservatory.

## Conservatory

13'0" x 9'8" (3.97 x 2.96)



with dado rail, polycarbonate roof, uPVC double glazed windows to side and rear and uPVC double glazed door to rear.

## Kitchen

12'5" x 9'8" (3.79 x 2.95)



with range of base and wall units, display cabinets, one and a half bowl enamel sink with monobloc tap, 4 ring gas hob with extractor over and oven under, part tiled walls, tiled floor, tongue and groove ceiling, uPVC double glazed window to side and uPVC double glazed door to side.

## Utility Room

9'10" x 7'10" (3.02 x 2.4)



with base units, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, part tiled wall, tiled floor, radiator, textured and coved ceiling, airing cupboard with radiator and slatted shelving, uPVC double glazed window to side and door to integral garage.

## Bathroom

8'6" x 8'5" (2.61 x 2.57)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, shower enclosure with mains shower, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

## Bedroom 1

11'7" x 11'5" (3.55 x 3.5)



with radiator textured and coved ceiling and uPVC double glazed window to rear.

## En Suite WC

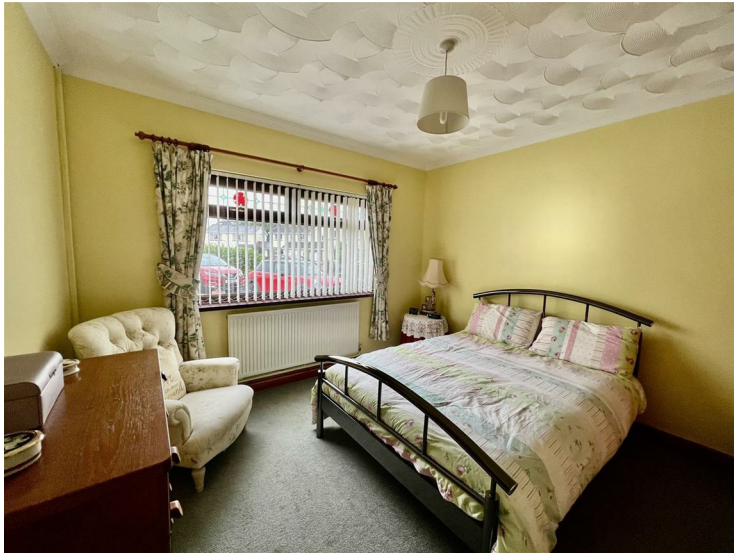
3'3" x 6'0" (1.01 x 1.84)



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

## Bedroom 2

11'7" x 11'3" (3.55 x 3.45)



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

## Bedroom 3

11'11" x 8'5" (3.65 x 2.58)



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

## Outside



Gravelled and paved garden to front with

mature shrubs and bushes.

Off road parking for 3 cars to rear, gravel and paved rear garden.

## Integral Garage

18'7" x 10'5" (5.67 x 3.18)

with electric up and over door, power and light connected, uPVC double glazed window and uPVC double glazed door.

## Services

Main water, electricity, gas and drainage.

## Council Tax

Band D

## Directions

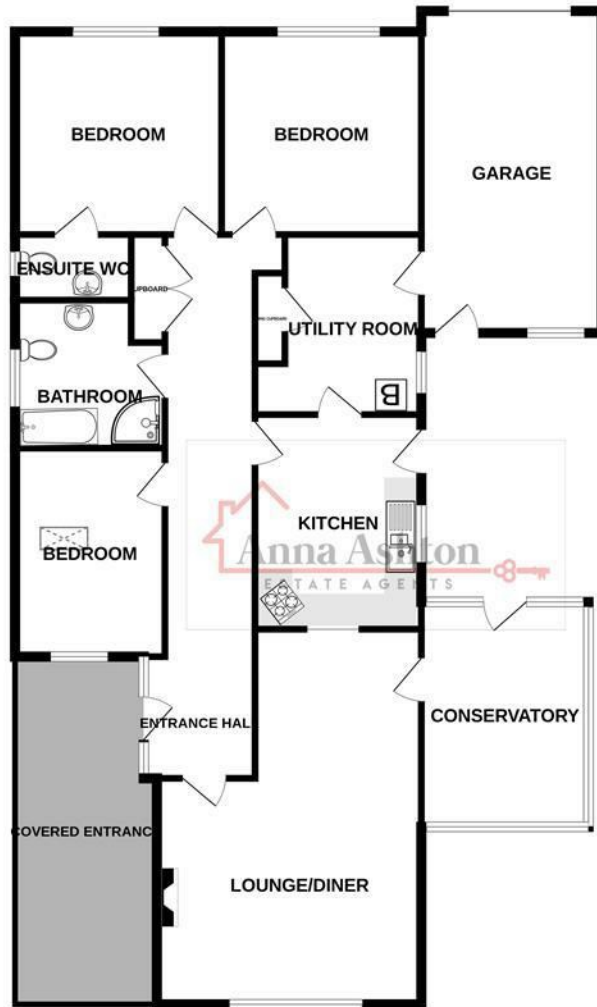
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Turn first right into James Griffiths Road and the bungalow can be found on the right hand side, identified by our For Sale board. Proceed past the bungalow then turn right into Ashgrove and follow the road to the end and you will find the rear parking for the property.

## NOTE

All photographs are taken with a wide angle lens.

Property also benefits from cavity wall insulation.

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	(92 plus) <b>A</b>		<b>100</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	<b>67</b>	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
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.