



**3 Wernddu Road, , Ammanford, SA18 2NE**

**Offers in the region of £310,000**

NO UPPER CHAIN.....A detached bungalow set on a popular road within one mile of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises porch, entrance hall, lounge, dining room (bedroom 4), kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, mostly uPVC double glazing, off road parking, garage, outside WC and front and rear gardens.

## Ground Floor

Aluminium entrance door to

### Entrance Hall

with hatch to roof space giving access to significant roof space with potential for conversion (Subject to necessary planning consents), built in storage cupboard with water tank, block flooring under full-carpet, 2 radiators and textured and coved ceiling.

### Lounge

15'0" inc to 19'1" x 11'10" (4.58 inc to 5.82 x 3.63)



with fire in feature surround, 2 radiators, block flooring under full-carpet, coved ceiling and uPVC double glazed bay window to front.

### Dining Room/Bedroom

11'1" x 10'11" (3.40 x 3.34)



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

## Kitchen

10'0" x 14'9" (3.05 x 4.52)



with range of fitted base and wall units, open display shelving, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in double oven, plumbing for automatic washing machine, integrated fridge, part tiled walls, low level breakfast bar, radiator, textured ceiling and uPVC double glazed window to side and rear.

## Conservatory

8'0" x 11'0" (2.45 x 3.37)



with uPVC double glazed window and patio doors

### Bedroom 1

11'1" x 11'11" (3.39 x 3.65)



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

### Bedroom 3

10'0" x 7'11" (3.05 x 2.42)



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

### Bedroom 2

13'10" x 10'2" (4.24 x 3.10)



with built in wardrobe, radiator, coved ceiling and uPVC double glazed window to rear.

### Bathroom

10'0" red to 6'5" x 6'11" red to 3'5" (3.06 red to 1.98 x 2.11 red to 1.06)



with low level flush WC, pedestal wash hand basin, cast iron bath with shower attachment taps, part tiled walls, shaver point, radiator, textured ceiling and uPVC double glazed window to rear.

## Outside



with side drive for several cars, lawned garden to front, side access either side of the property to rear garden with gravelled areas, brick built shed, lawned area, greenhouse and outside tap to front and rear gardens.

## Garage



with remote controlled electric roller main door.

with WC behind and small utility area room.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

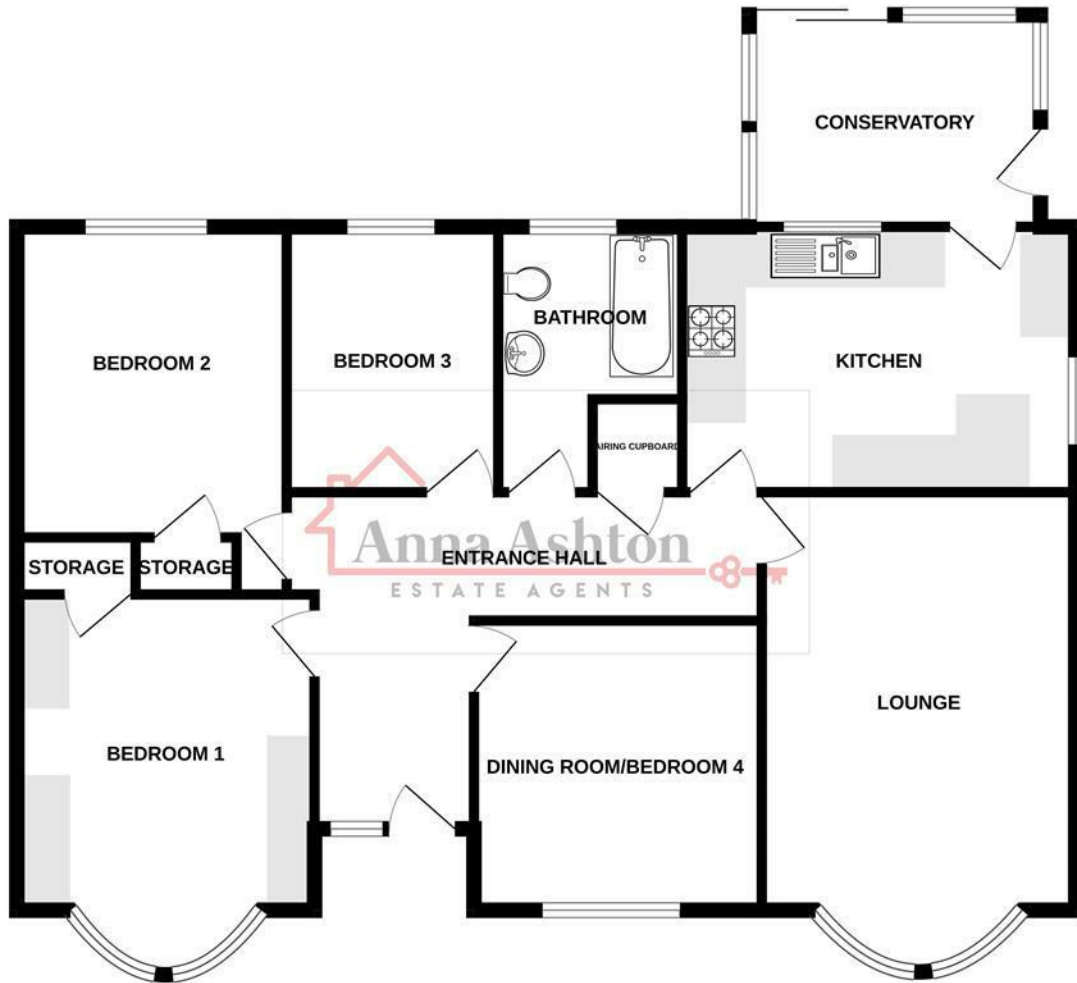
## NOTE

All photographs are taken with a wide angle lens.

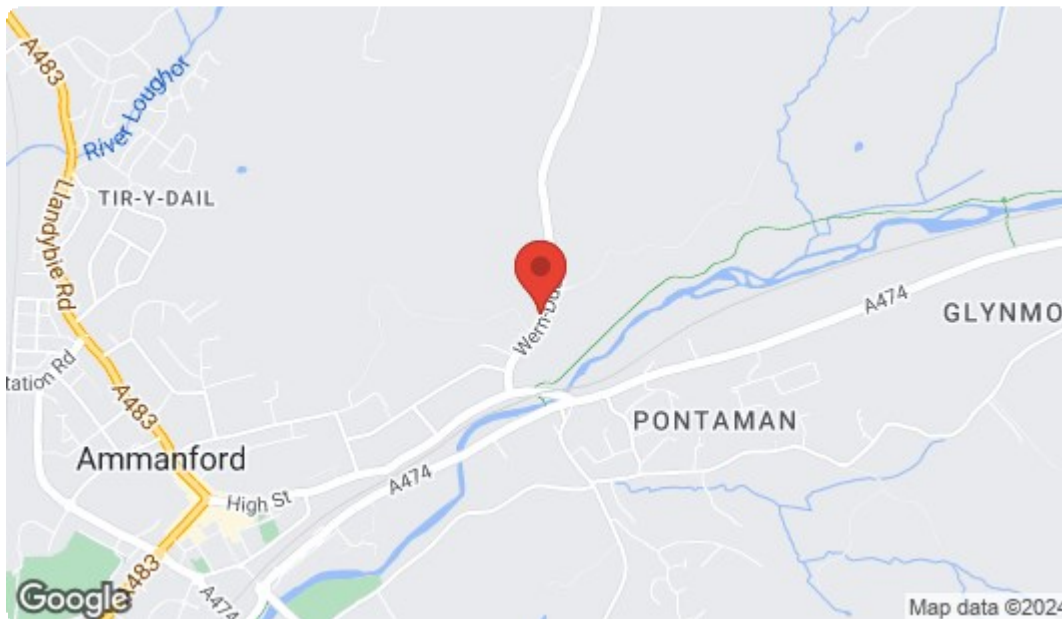
## Directions

Leave Ammanford on High Street then turn third left into Wernddu Road and the property can be found on the right hand side, identified by our For Sale board.

# 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			
(55-68) D		60	
(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.