



2 Danycoed, Penybank Road, Ammanford, SA18 3EA

Offers in the region of £165,000

NO ONWARD CHAIN.... A detached bungalow conveniently located within walking distance of Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen diner, 2 bedrooms, bathroom and cloakroom. The property benefits from gas central heating, uPVC double glazed windows, off road parking, garage and rear garden.

Ground Floor

Hardwood double glazed and leaded entrance door to

Entrance Hall

with built in cupboards, radiator and textured and coved ceiling.

Cloakroom

3'2" x 5'7" (0.98 x 1.72)



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

Lounge

15'1" x 11'6" (4.61 x 3.51)



with built in cupboard, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and side.

Dining Room

11'0" x 11'6" (3.37 x 3.51)



with radiator, textured and coved ceiling and double glazed patio doors to rear. Opening to

Kitchen

10'4" x 11'5" (3.16 x 3.49)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring gas hob with extractor over, built in double oven, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

10'4" x 8'2" (3.17 x 2.49)



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

Bedroom 2

7'9" x 11'6" (2.37 x 3.53)



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

Bathroom

6'5" x 8'0" (1.96 x 2.45)



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

Outside



with paved and coloured stones to front, parking for 2 cars, rear garden with paved patio, tiered garden and outside tap.

Garage

17'8" x 8'1" inc to 9'11" (5.41 x 2.48 inc to 3.04)

with up and over door, power and light connected, units and door to rear.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

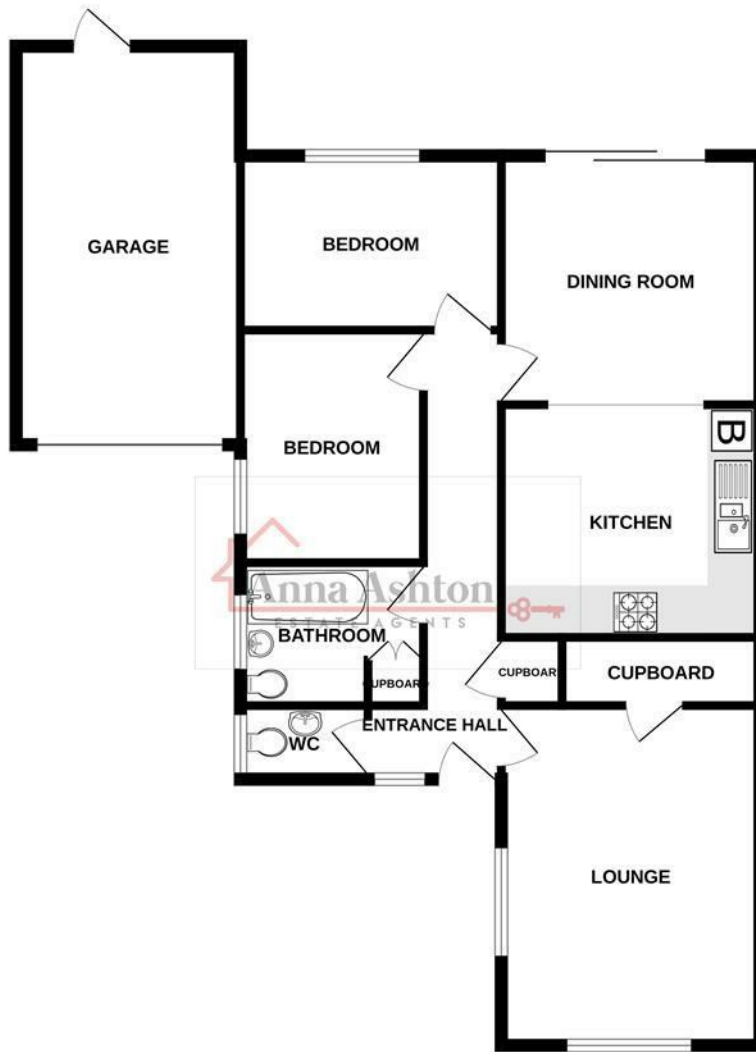
NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind street and travel straight over the roundabout. Proceed for about a mile and the property can be found on the left 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		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		66
(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.