



**7 Ashgrove, Pontamman, Ammanford, SA18 2JU**

**Offers in the region of £279,950**

**NO ONWARD CHAIN!**

A well presented detached bungalow set on the edge of Ammanford town centre close to local amenities set in a quiet cul de sac. Accommodation comprises porch, entrance hall, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

## Porch

with tiled floor and door to

## Entrance Hall

with 2 built in cupboards, hatch to roof space, radiator and textured ceiling.

## Lounge/Diner

13'5" red to 9'8" x 26'6" (4.09 red to 2.95 x 8.10)



with electric fire, laminate floor, 2 radiators, downlights and uPVC double glazed window and Bow window to front.

## Kitchen

10'4" x 10'0" (3.15 x 3.05)



with range of fitted base and wall units, display cabinets, granite worktops, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, integrated automatic dishwasher, wine rack, breakfast bar, part tiled walls, radiator, textured ceiling

and uPVC double glazed window and door to side.

## Bathroom

6'9" x 6'4" (2.08 x 1.94)



with low level flush WC, pedestal wash hand basin, tiled bath with electric shower over, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side.

## Bedroom 1

8'9" x 13'0" into robe (2.69 x 3.98 into robe)



with fitted wardrobes, drawers and bed side units, radiator, textured ceiling and uPVC double glazed window to rear.

## Bedroom 2

8'3" x 9'8" (2.54 x 2.96)



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

## Bedroom 3

8'9" x 9'4" (2.67 x 2.87)



with fitted wardrobes and chest of drawers, radiator and uPVC double glazed window to rear.

## Outside



with lawned garden to front with mature shrubs and trees, side drive for 2/3 cars leading to detached garage (4.0 x 2.9) with up and over door and power and light connected, access either side of the bungalow to rear garden with lawned area, paved pathway to patio area and decking

area, brick built BBQ, mature shrubs and trees.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

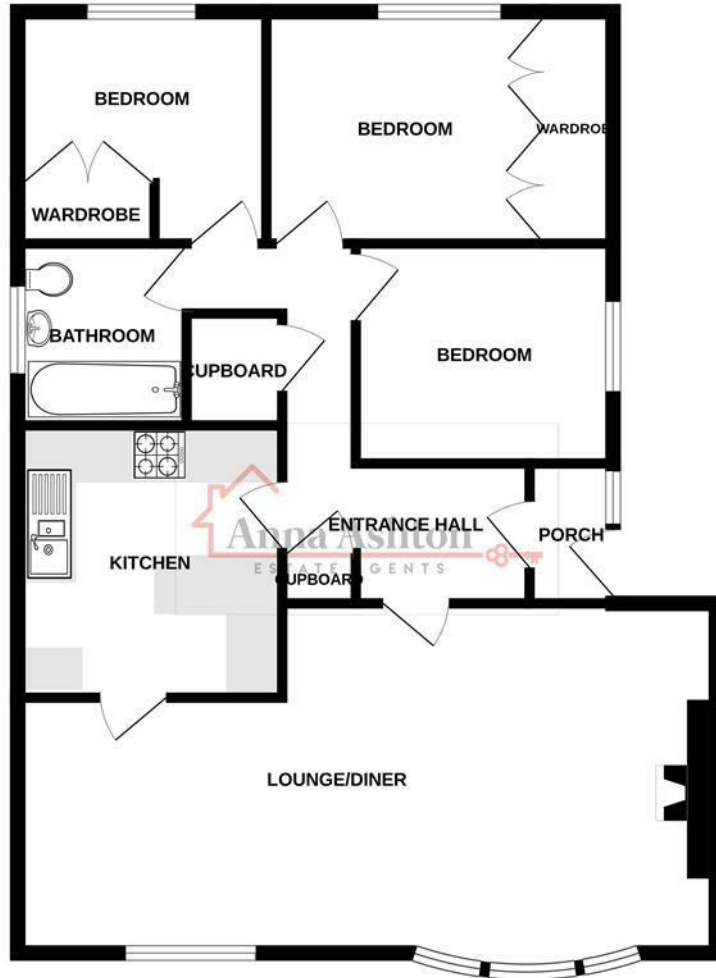
## NOTE

All photographs are taken with a wide angle lens.

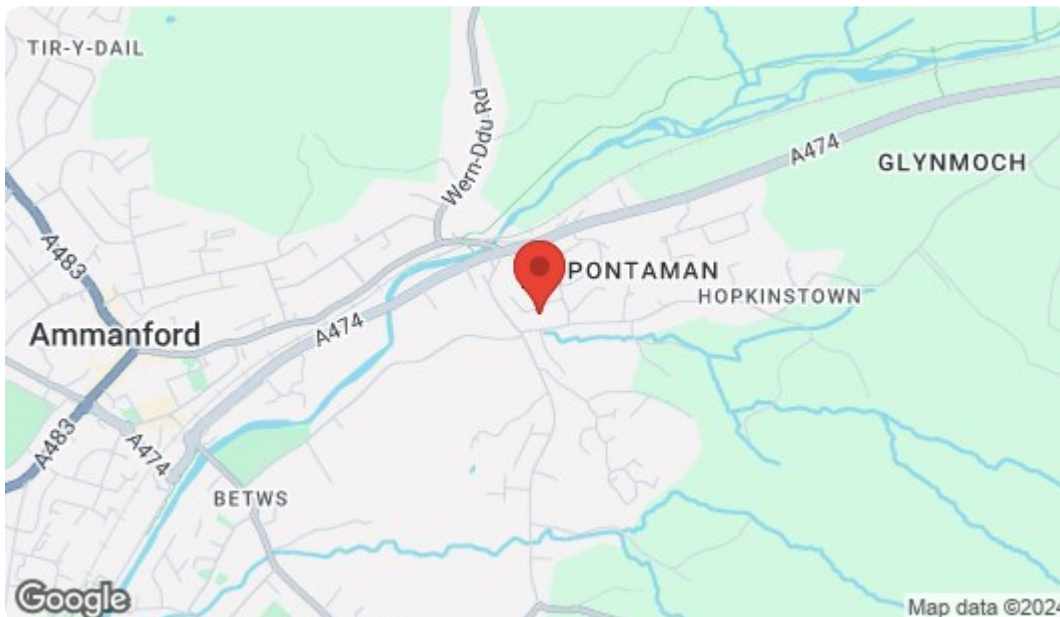
## Directions

Leave Ammanford on High Street and turn left onto Pontamman Road. Take the first right into James Griffiths Road and follow the road up the hill then turn first right into Ashgrove and continue into the estate and the bungalow is the last on the left, 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) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(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.