



24 Wernddu Road, , Ammanford, SA18 2NE

Offers in the region of £230,000

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 entrance hall, lounge, kitchen, utility room, shower room, sun room and 3 bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear garden with workshop.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall



with radiator and textured and coved ceiling.

Lounge

12'7" x 13'4" (3.86 x 4.07)



with feature fireplace, 2 storage cupboard and uPVC double glazed patio door to

Sun Room

12'0" x 7'2" (3.68 x 2.20)



with polycarbonate roof, radiator, tiled floor and uPVC double glazed windows and Patio door to rear.

Sitting/Bedroom 3

9'9" x 11'0" (2.99 x 3.37)



with radiator and uPVC double glazed window to front.

Kitchen

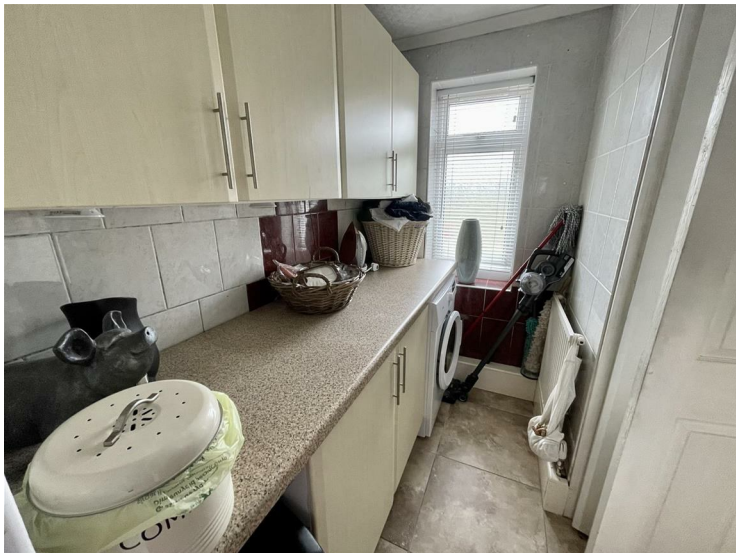
15'3" x 10'6" (4.66 x 3.22)



with range of fitted base and wall units, single drainer sink unit with mixer taps, Range cooker with 5 rings and hot plate, extractor over, plumbing for automatic dishwasher, breakfast bar, part tiled walls, tiled floor, radiator and uPVC double glazed window and door to rear.

Utility

6'9" x 4'1" (2.08 x 1.26)



with range of fitted base and wall units, plumbing for automatic washing machine, tiled walls, tiled floor, radiator, texture and coved ceiling and uPVC double glazed window to rear.

Shower Room

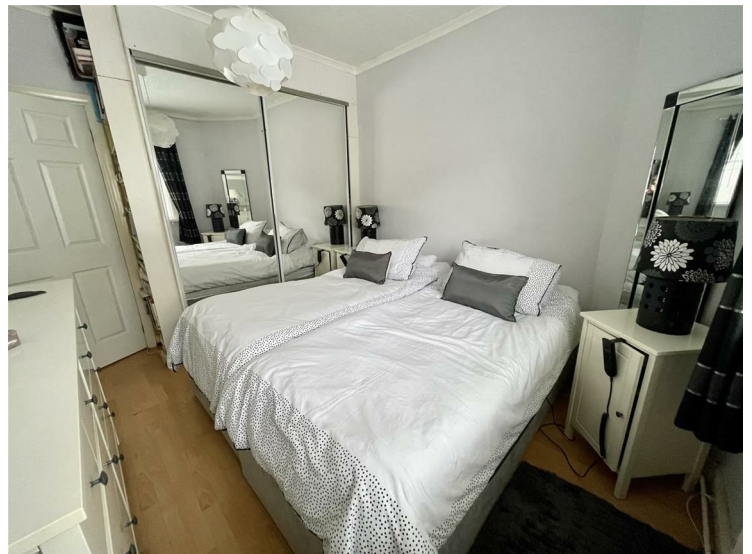
7'0" x 4'7" (2.15 x 1.40)



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

Bedroom 1

9'10" x 11'10" (3.01 x 3.61)



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

Bedroom 2

9'10" x 9'11" (3.00 x 3.04)



Leave Ammanford on High Street then turn third left into Wernddu Road. Continue up the hill and the property can be found on the left hand side

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

Outside



with gravelled garden with mature shrubs to front, side drive leading to rear garden with 3 patio areas, tiered gravel area, outside light and tap and workshop with power and light connected.

Services

Mains gas, electricity, water and drainage.

Council Tax

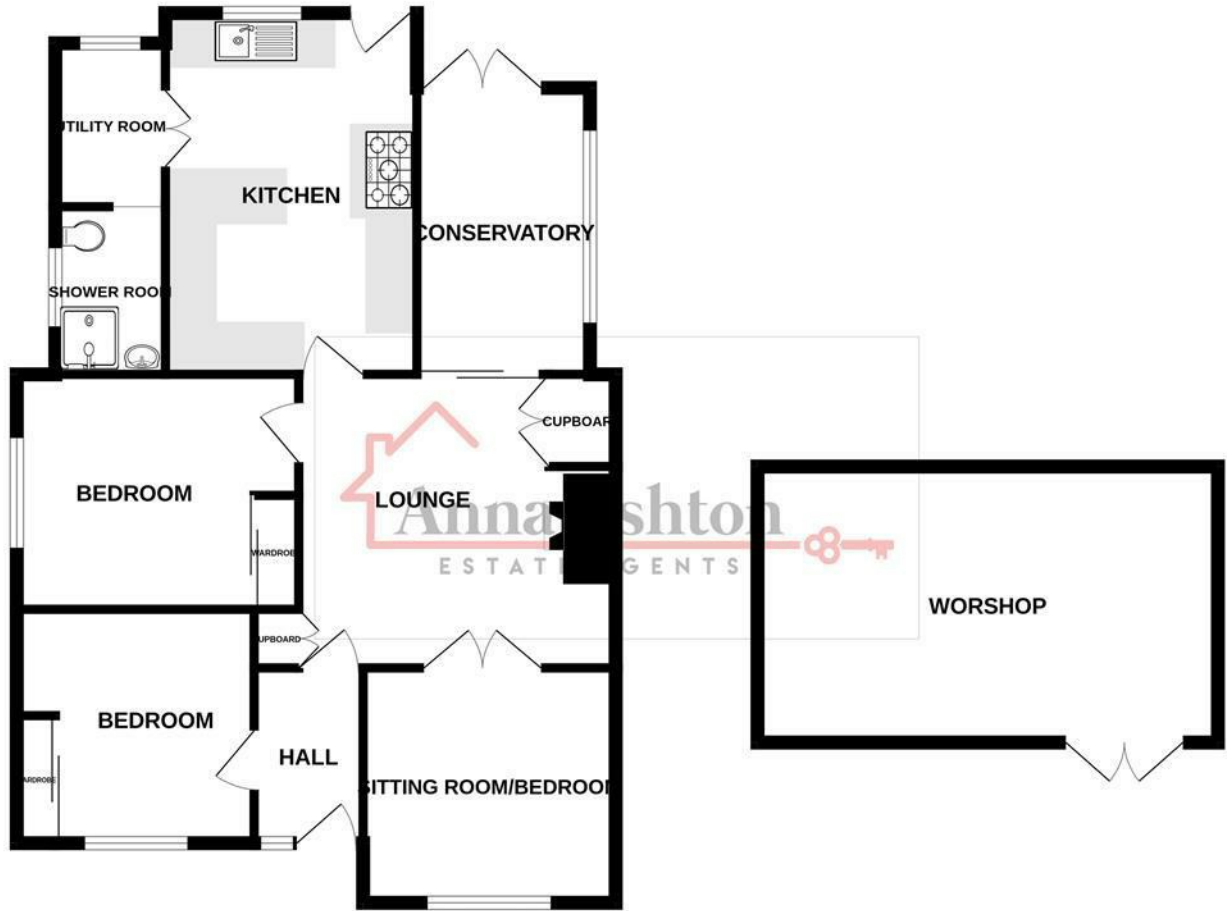
Band D

NOTE

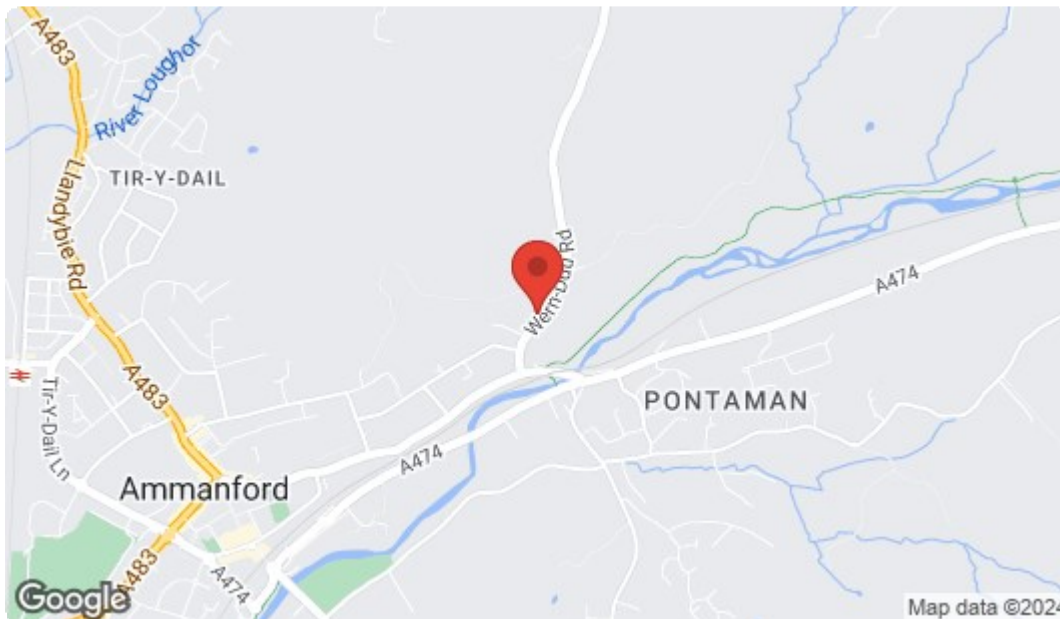
All photographs are taken with a wide angle lens.

Directions

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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		100
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(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.