



**10 Yr Hafod, Saron, Ammanford, SA18 3TY**

**Offers in the region of £395,000**

We have pleasure in offering for sale this spacious well presented detached dormer bungalow situated on a select estate of similar style properties located within easy access of Ammanford town centre with its range of schools, shopping and transport facilities and approximately 3 miles from junction 49 of the M4 motorway. Accommodation comprises entrance hall, lounge, kitchen, dining room, sun room, ground floor double bedroom (one with en suite) and family bathroom, 3 first floor bedrooms (one with en suite WC). The property benefits from oil central heating (under floor heating to ground floor), uPVC double glazing, detached garage and parking for several cars, enclosed rear garden.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall



with stairs to first floor, under stairs cupboard, built in cupboard with free standing boiler providing domestic hot water and central heating and under floor heating manifold, laminate floor, coved ceiling and uPVC double glazed window to front.

### Lounge

12'5" x 16'9" (3.80 x 5.12)



with wall mounted electric fire, laminate floor, coved ceiling and uPVC double glazed window to front and 2 to side.

## Bedroom 1

14'4" x 16'9" (4.38 x 5.11)



with laminate floor, coved ceiling and 2 uPVC double glazed windows to side and one to rear.

### En Suite

7'1" x 5'10" (2.17 x 1.79)



with low level flush WC, pedestal wash hand basin, corner shower cubicle with mains shower, tiled floor, part tiled walls, heated towel rail, extractor fan, coved ceiling and uPVC double glazed window to rear.



### Downstairs Bathroom

9'8" x 6'7" (2.97 x 2.03)



with low level flush WC, vanity wash hand basin with cupboards under, free standing roll top bath with central taps, part tiled walls, tiled floor, coved ceiling, extractor fan, heated towel rail and uPVC double glazed window to rear.

### Dining Room

13'7" x 12'8" (4.16 x 3.88)



with laminate floor and coved ceiling. Opening to Kitchen and Sitting Room

### Sun Room

13'10" x 9'4" (4.24 x 2.85)



with laminate floor, coved ceiling and uPVC double glazed window to front and rear and French doors to side.

### Kitchen

15'3" x 12'8" (4.67 x 3.87)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, integrated dishwasher, part tiled walls, laminate floor, downlights, coved ceiling and uPVC double glazed window to front and French doors to side.

### First Floor

#### Landing

with hatch to roof space and 2 built in cupboards.



## Bedroom 2

14'2" x 14'2" (4.32 x 4.33)



with radiator and Velux window to front and rear.

## Bedroom 3

14'2" x 13'0" (4.32 x 3.98)



with radiator and uPVC double glazed window to side.

## En Suite

5'6" x 6'3" (1.69 x 1.93)



with low level flush WC, pedestal wash hand basin, corner shower cubicle with mains shower, shaver point, heated towel rail, part tiled walls and tiled floor.

## Bedroom 4

7'6" x 12'9" (2.31 x 3.89)

with radiator, vaulted ceiling and velux window to front.

## Outside



with lawned garden to front, side drive leading to detached garage and side access either side of the property to enclosed rear garden with lawned garden, composite decking area and patio area.

## Council Tax

Band E

## Services

Mains electricity, water and drainage.

## NOTE

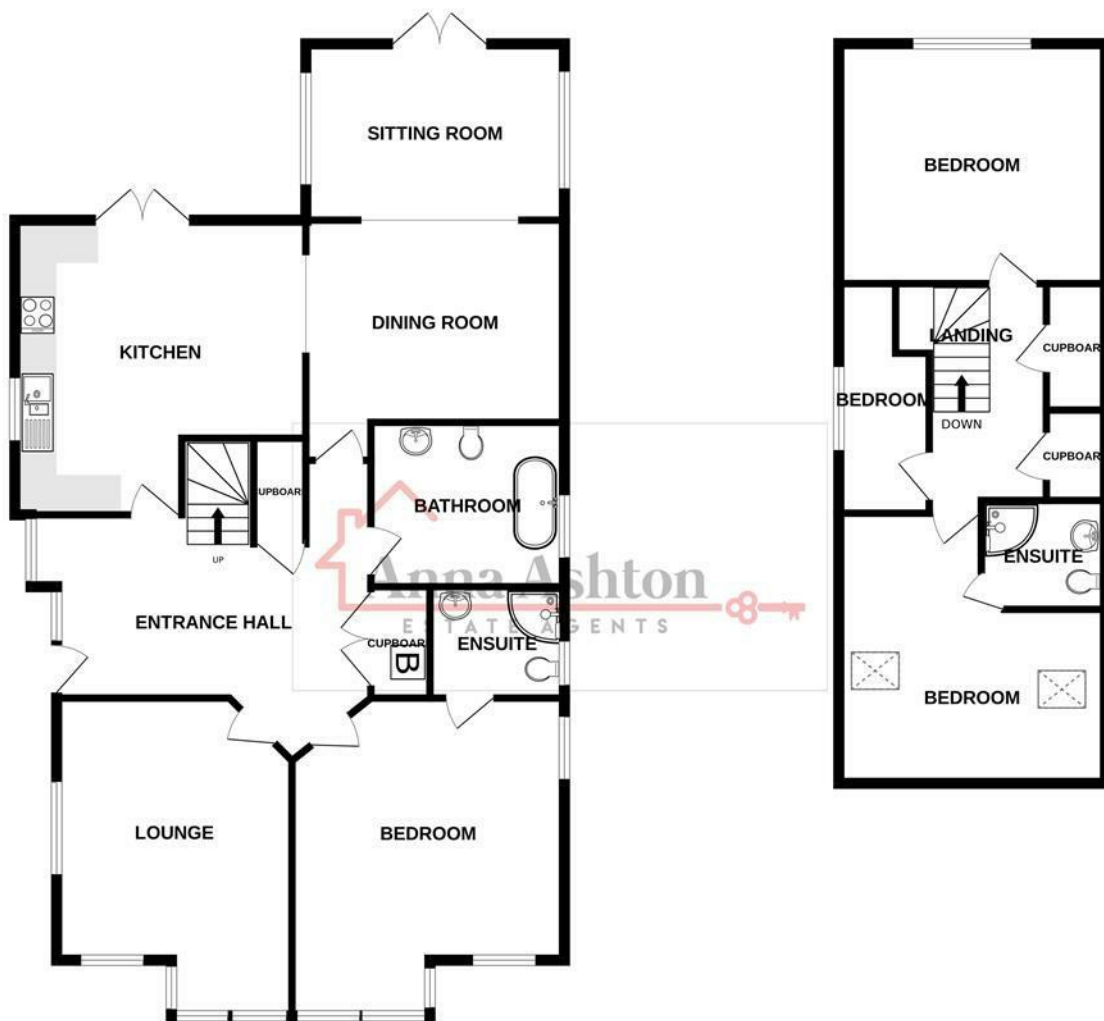
All photographs are taken with a wide angle lens.

### **Directions**

Leave Ammanford on College Street then turn third left into Station Road. Turn second right and travel past the college and up the hill to Saron. After passing the turning to Llandybie turn right into Yr Hafod, follow the road round into the estate and the property can be found on the left hand side, identified by our For Sale board.

### **Agents Note**

Please note that the end section of this road is a private road to 6 properties.



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>		92
(81-91) <b>B</b>		71
(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 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.