



### **3 Parc Glanffrwd, Garnant, Ammanford, SA18 1LB**

**Offers in the region of £255,000**

A detached bungalow set in an estate of mixed style properties in the village of Garnant only 4 miles from Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, kitchen, utility room, conservatory, 3 bedrooms one with en suite, bathroom and surrounding gardens. The property benefits from gas central heating, uPVC double glazing, off road parking and garage.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with 2 built in cupboards both with slatted shelves and one with radiator, hatch to roof space and textured and coved ceiling.

### Lounge

12'4" x 23'3" (3.77 x 7.10)



with fireplace in feature surround, 2 radiators, coved ceiling and uPVC double glazed Patio doors to rear and wooden double doors to

### Conservatory

9'3" x 10'3" (2.83 x 3.13)



with polycarbonate roof, radiator, uPVC double glazed windows and French doors to side.

## Kitchen

11'8" x 13'6" (3.57 x 4.14)

with range of fitted base and wall units, display cabinets, 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, integrated freezer, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

### Utility Room

4'9" min x 10'3" max (1.47 min x 3.13 max)



with range of fitted base units, stainless steel sink unit, plumbing for automatic washing machine, wall mounted boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, texture and coved ceiling and uPVC double glazed window to front. Door to integral garage.



### Bedroom 1

12'4" x 15'6" (3.77 x 4.74)



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

### Bedroom 2

12'4" x 10'11" (3.77 x 3.34)



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

### En Suite

2'10" x 8'6" (0.87 x 2.61)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, heated towel rail, shaver light and point, tiled floor, tiled walls, extractor fan and textured and coved ceiling.

### Bedroom 3

11'8" x 12'0" (3.58 x 3.67)



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

## **Bathroom**

8'4" x 7'4" (2.55 x 2.25)



with low level flush WC, vanity wash hand basin with cupboards under, corner panelled bath with shower attachment taps, shower cubicle with mains shower, tiled walls, tiled floor, extractor fan, shaver light and point, heated towel rail, textured and coved ceiling and uPVC double glazed window to front.

## **Integral Garage**

18'8" x 8'9" (5.71 x 2.67)



with up and over door, radiator, power and light connected and uPVC double glazed window to rear.

## **Outside**

with tarmac drive, side access either side of the property with low maintenance gardens

with paved areas and gravelled areas and outside store shed.

## **Services**

Mains gas, electricity, water and drainage.

## **NOTE**

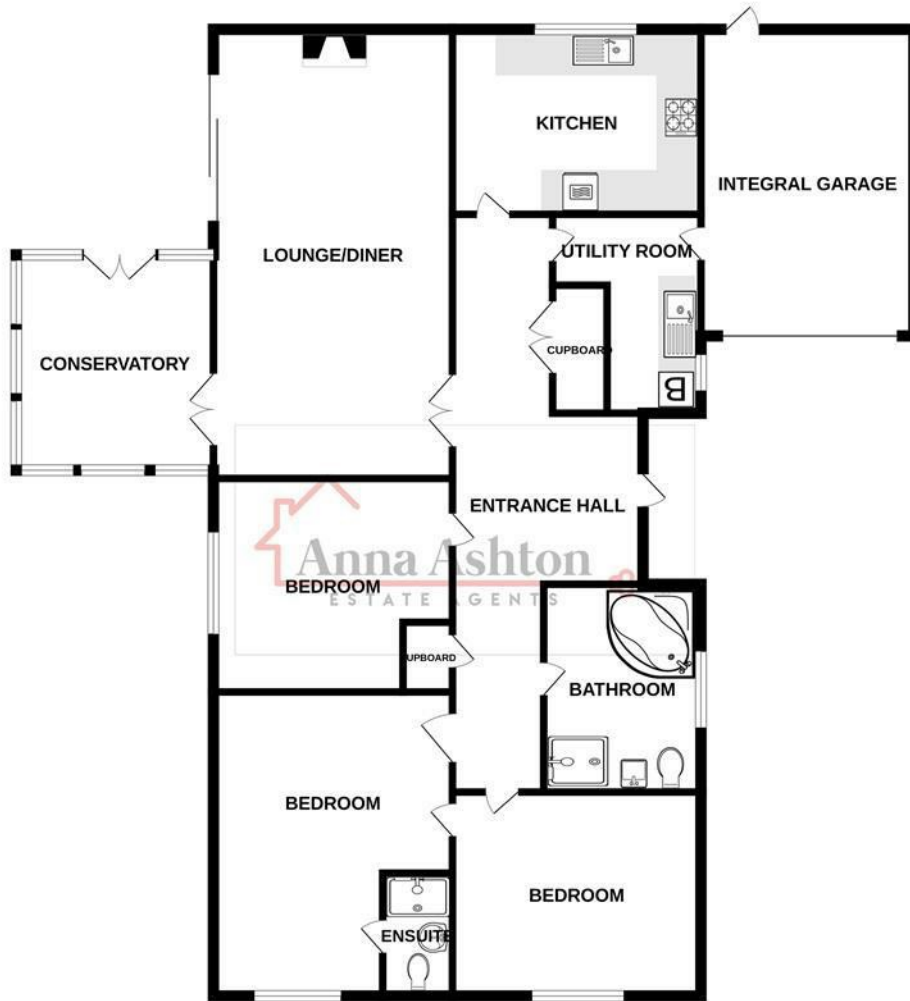
All photographs are taken with a wide angle lens.

## **Directions**

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel for approximately 4 miles and turn first left into Parc Glanffrwd 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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.