



**16 Y Gorsedd, Ammanford, Ammanford, SA18 2PX**

**Offers in the region of £175,000**

A detached bungalow set within walking distance of Ammanford town centre. Convenient for most local amenities including schools, shops and public transport and approximately 5 miles from the M4 motorway. Accommodation comprises of sitting room, lounge, kitchen, 3 bedrooms one with an en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and front, side and rear gardens.



## Ground Floor

uPVC double glazed door to

## Sitting Room

10'0" x 12'5" (3.05 x 3.81)



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

## Lounge

13'0" x 12'11" (3.98 x 3.95)



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

## Kitchen

10'0" x 7'10" (3.06 x 2.41)



with a range of base and wall units, stainless steel single drainer sink unit, mixer taps, gas cooker point, plumbing for automatic washing machine, wall mounted gas boiler proving domestic hot water and central heating, part tiled walls, textured and coved ceiling, uPVC double glazed window to front and uPVC double glazed door to side.

## Hall Way

with hatch to roof space, airing cupboard with radiator and textured and coved ceiling.

## Bedroom 3

6'9" x 9'0" (2.07 x 2.76)



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



## Bathroom

6'1" x 8'0" (1.86 x 2.44)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to side.

## Bedroom 1

9'5" x 11'4" (2.89 x 3.47)



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

## En Suite

3'4" x 8'0" (1.02 x 2.44)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, vinyl floor, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to side.

## Bedroom 2

12'9" x 8'5" (3.90 x 2.59)



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

## Outside

with concrete drive way for up to two parking spaces, mature shrubs to the front and trees, shrubs, gravelled area with a stone path and steps leading to shed to one side of the property. Elevated lawn area with shrubs to rear and other side.

**Services**

Mains gas, electricity, water and drainage.

**Council Tax**

Band C

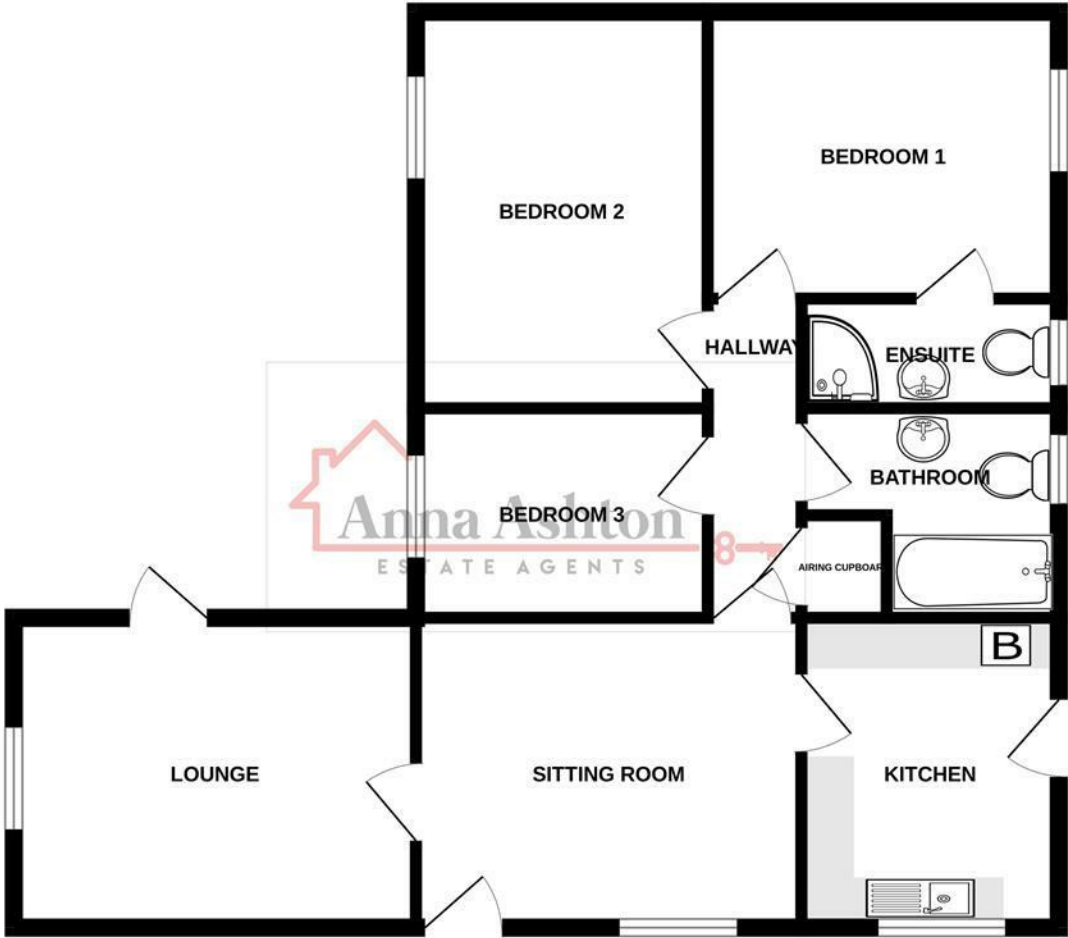
**NOTE**

All photographs are taken with a wide angle lens.

**Directions**

Leave Ammanford on College Street, turn right into Margaret Street, turn left onto Church Street, keep going past the secondary school and the church until you reach Y Gorsedd where the property is situated 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.  
Made with Metropix ©2024



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>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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		
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.