









MeadowSweet Tabernacle Road, Glanamman, Ammanford, SA18 2YB
Offers in the region of £180,000

A semi detached bungalow accessed via a private drive leading to a row of 6 bungalows set in the village of Glanamman approximately 3 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear gardens.

## **Ground Floor**

uPVC double glazed entrance door to

# **Entrance Hall**

with laminate floor, radiator and coat hooks.

# Lounge

16'10" x 11'9" (5.15 x 3.60)



with laminate floor, radiator and uPVC double glazed French doors to front and side.

#### Kitchen

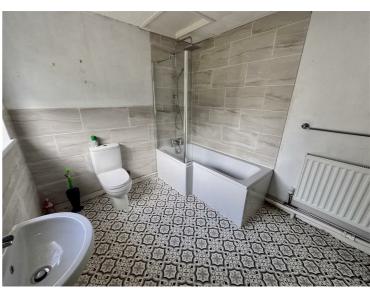
10'2" x 8'4" (3.12 x 2.56)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with monobloc tap, Rangemaster cooker with extractor over, wall mounted boiler providing domestic hot water and central heating, radiator and uPVC double glazed window and door to side.

# **Bathroom**

8'2" x 10'8" (2.49 x 3.26)



with low level flush WC, pedestal wash hand basin, P shape panelled bath with mains shower over and glass screen, part tiled walls, hatch to roof space, textured ceiling, extractor fan and uPVC double glazed window to front.

# **Bedroom 1**

14'7" x 14'1" (4.45 x 4.31)



with radiator and uPVC double glazed window to rear.

# Bedroom 2

12'6" x 11'10" (3.83 x 3.61)



with radiator and uPVC double glazed window to rear.

## **Bedroom 3**

17'10" x 9'11" (5.46 x 3.03)



with radiator and uPVC double glazed window to rear.

#### **Outside**



with off road parking for 3/4 cars, lawned garden to front, side access to rear garden with outside tap and lawned garden.

## **Services**

Mains gas, electricity, water and drainage.

## **Council Tax**

Band D

#### NOTE

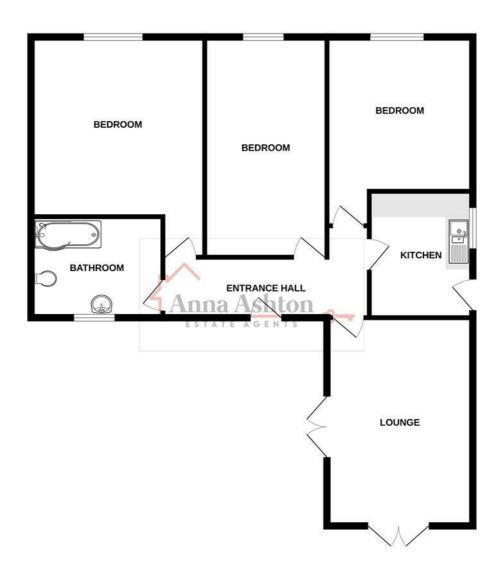
All internal photographs are taken with a wide angle lens.

# **Agents Note**

There is Japanese Knotweed behind

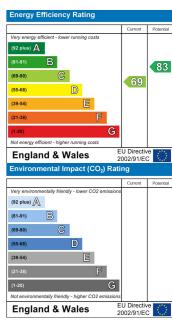
#### **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left sign posted for the hospital. Proceed over the river bridge and the fork left onto Tabernacle Road and on your left hand side there are 2 private driveways, take the right hand drive and the property can be found on the right hand side, identified by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tense are approximate and no responsibility is taken for any error, omission or me-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 guaranter as to their operability of efficiency can be given.





## Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.