



32 Woodlands Park, Betws, Ammanford, SA18 2HF

Offers in the region of £325,000

An attractive well presented detached bungalow set in a highly desirable and sought after development of similar style properties within one mile of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge/diner, kitchen, shower room and 3 bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

11'10" x 4'7" (3.61 x 1.40)

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

Lounge/Diner

25'7" red to 15'2" x 13'1" red to 9'4" (7.81 red to 4.64 x 4.01 red to 2.87)



with feature fireplace, 2 radiators, textured and coved ceiling, uPVC double glazed bay window to front and uPVC double glazed patio door to rear.

Kitchen

10'0" x 11'9" (3.06 x 3.59)



with range of fitted base and wall units, stainless steel sink unit with mixer tap, 4 ring ceramic hob with extractor over, built in oven, integrated automatic dishwasher, part tiled walls, textured ceiling and uPVC double glazed window and door to rear.

Shower Room

6'10" x 6'5" (2.09 x 1.96)



with low level flush WC, vanity wash hand basin, corner shower cubicle with mains shower, tiled walls, tiled floor, shaver point, heated towel rail and uPVC double glazed window to rear.

Bedroom 1

10'4" x 11'8" (3.16 x 3.57)



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

Bedroom 2

10'11" x 12'0" (3.33 x 3.68)



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

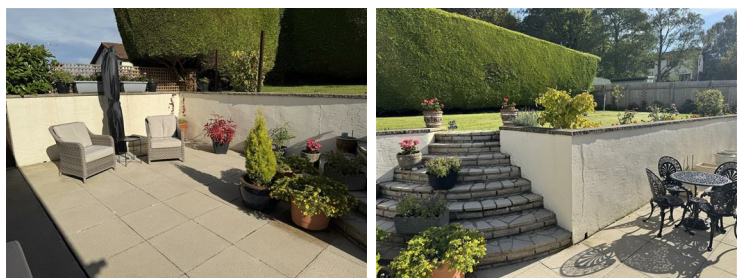
Bedroom 3

7'9" x 9'8" (2.38 x 2.96)



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

Outside



with drive for 2 cars to front, lawned garden to front and side access either side of the

property to rear garden with patio area, feature circular steps up to lawned garden.

Garage

22'6" x 8'11" (6.88 x 2.73)

with up and over door, power, light and water connected, work surface with stainless steel sink unit, plumbing for automatic washing machine and space for tumble dryer.

Council Tax

Band E

Services

Main gas, electricity, water and drainage.

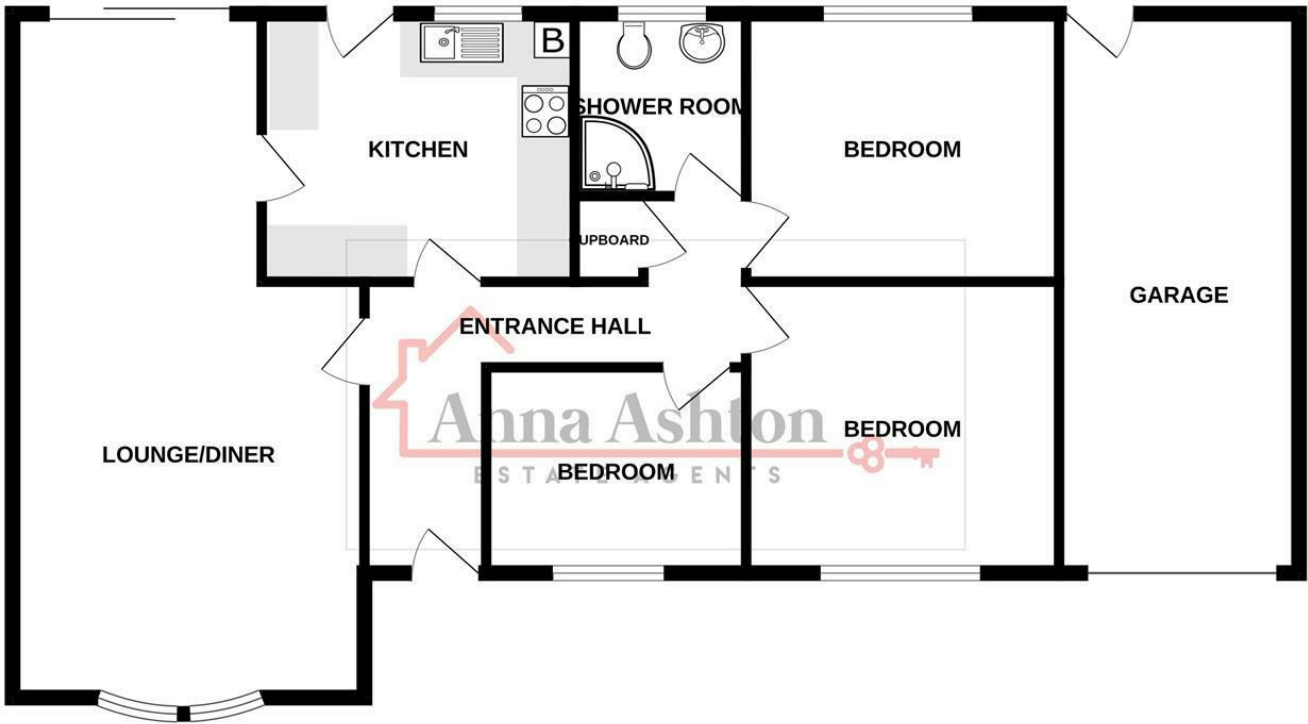
NOTE

All photographs are taken with a wide angle lens.

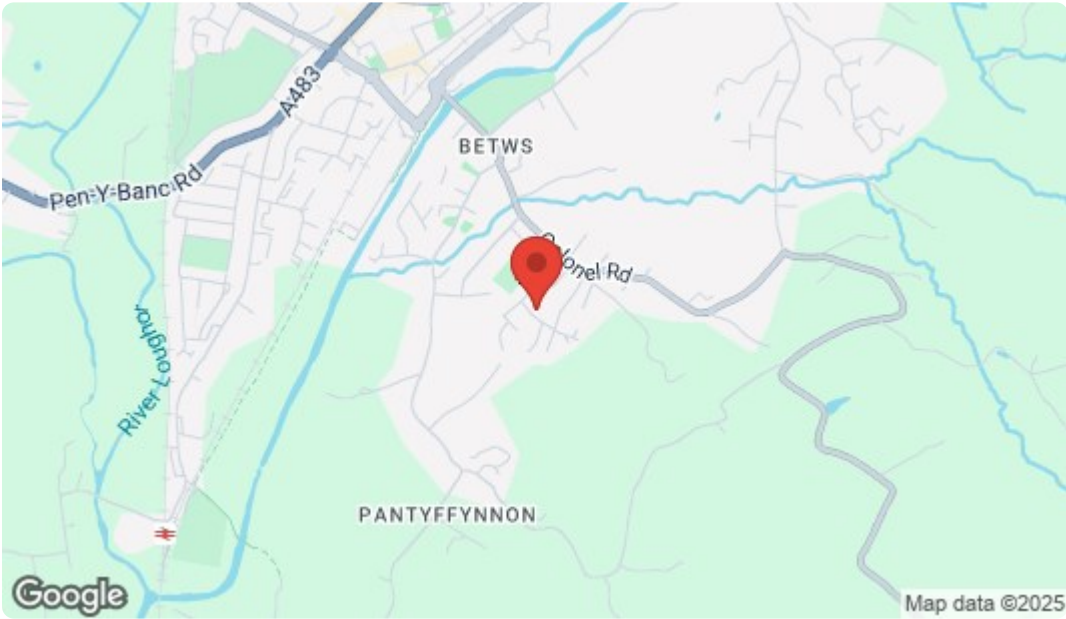
Directions

Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed over the first roundabout, left at the second roundabout then right at the third roundabout. Proceed over the river bridge and up the hill. continue straight on into Colonel Road and proceed up the hill. Turn right into Woodlands park, turn right again and the property can be found on the right hand side.

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		100
(92 plus) A		
(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.