



## **1 Parc Glan Yr Afon, Glanamman, Ammanford, SA18 2AT**

**Offers in the region of £255,000**

A detached bungalow situated within easy travelling distance of the modern Ysgol Y Bedol school and the main villages of Glanamman and Garnant with Ammanford town centre being approximately 4 miles distant. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility, conservatory, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, integral garage and front and rear gardens.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with 2 built in cupboards with shelving and another built in cupboard with radiator and shelving, hatch to roof space, dado rail, radiator, oak floor and textured and coved ceiling.

### Lounge

18'2" x 14'5" (5.54 x 4.40)



with electric fire in feature surround, radiator, dado rail, textured and coved ceiling and uPVC double glazed patio door to rear. Arch to

### Dining Room

11'10" x 10'11" (3.62 x 3.34)



with dado rail, radiator, textured and coved ceiling and wooden double doors to

## Conservatory

12'2" x 11'5" (3.72 x 3.5)



with 2 radiators, tiled floor, polycarbonate roof and uPVC double glazed windows and door to side.

## Kitchen

13'7" x 10'11" (4.15 x 3.35)



with range of fitted base and wall unit, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in double oven, tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

## Utility

5'6" x 10'11" (1.68 x 3.35)

with range of fitted base and wall units, stainless steel single bowl sink unit,



plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window and door to side.

### **Bedroom 1**

16'3" x 11'1" (4.96 x 3.39)



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

### **En Suite**

5'5" x 7'10" (1.66 x 2.40)



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

### **Bedroom 2**

11'11" x 14'0" (3.65 x 4.27)



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

### **Bedroom 3**

10'0" x 9'7" (3.07 x 2.93)



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

## **Bathroom**

6'8" x 9'6" (2.05 x 2.91)



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

## **Bedroom 4**

9'1" x 9'8" (2.78 x 2.95)

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

## **Integral Garage**

19'6" x 14'6" (5.95 x 4.43)

with electric up and over door and wall mounted gas boiler providing domestic hot water and central heating.

Room to the rear of the garage 2.77 x 1.77 - shower cubicle, low level flush WC and pedestal wash hand basin and store room.

## **Outside**

with lawned garden and brick paved driveway to front, side access either side of property to rear garden with block built store shed, paved patio and gravelled area.

## **Services**

Mains gas, electricity, water and drainage.

## **NOTE**

All photographs are taken with a wide angle lens.

## **Council Tax**

Band E

## **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 then turn right into Folland Road and continue for approximately 2 miles and turn right into Tan-Y-Gelli, follow the road and the property can be found on the left 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>		
(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.