



**39 Wernddu Road, Ammanford, Ammanford, SA18 2NE**

**Offers in the region of £370,000**

We are delighted to offer for sale this spacious, detached house set on a popular road within one mile of Ammanford town centre with its range of shopping and transport facilities.

Accommodation, with oak doors throughout, comprises entrance hall, lounge, dining room, kitchen, rear hall, utility room, boiler room, garage conversion (needing signing off), conservatory, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, radiator, oak flooring and coved ceiling.

### Lounge

11'6" x 12'11" (3.51 x 3.94)

with log burner with oak mantel, 2 alcoves with shelving, oak flooring, radiator, coved ceiling and uPVC double glazed window to front.

### Dining Room

14'2" red to 8'11" x 12'7" red to 8'8" (4.33 red to 2.74 x 3.85 red to 2.66)



with tiled floor, radiator, coved ceiling and uPVC double glazed window to front. Opening to

## Kitchen

7'11" x 13'0" (2.42 x 3.98)



with range of fitted base and wall units, ceramic one and a half bowl sink unit with mixer taps, 5 ring gas hob with extractor over and oven under, integrated fridge freezer, integrated automatic dishwasher, store cupboard, part tiled walls, tiled floor, upright radiator, coved ceiling, downlights and uPVC double glazed window to rear and oak stable door to

### Rear Hall

5'6" x 8'7" (1.69 x 2.63)



with tiled floor, roof window and uPVC double glazed windows and door to side.

### Boiler Room

4'10" x 4'9" (1.49 x 1.47)

with wall mounted gas boiler providing

domestic hot water and central heating and plumbing for automatic washing machine.

### **Downstairs WC**

4'2" x 2'9" (1.28 x 0.86)

with low level flush WC, tiled floor, hatch to roof space, wood cladded wall and uPVC double glazed window to rear.

### **Garage Conversion (in need of signing off)**

14'7" x 7'8" (4.47 x 2.35)



with upright radiator, laminate floor, downlights, wardrobe area and 2 uPVC double glazed windows to side and one to front.

### **Conservatory**

11'8" x 11'4" (3.58 x 3.47)



with radiator, tiled floor, polycarbonate roof and uPVC double glazed windows to side and rear and French door to side.

## **First Floor**

### **Landing**

with hatch to roof space, built in store cupboard, coved ceiling and uPVC double glazed window to side.

### **Bedroom 1**

11'7" x 11'7" (3.55 x 3.55)



with feature fireplace, radiator, coved ceiling and uPVC double glazed window to front. Doors to

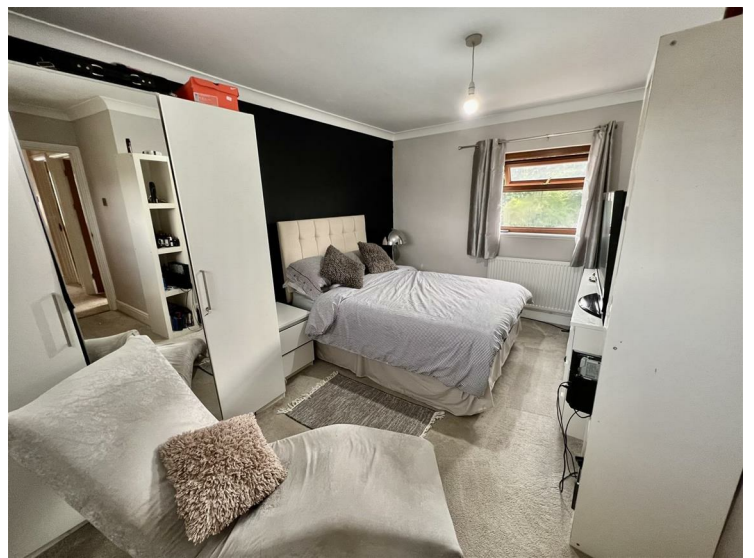
### **Walk in wardrobe**

4'7" x 14'4" (1.40 x 4.38)

with radiator, railing and downlights.

### **Bedroom 2**

14'4" x 9'11" (4.38 x 3.04)



with built in cupboard, 2 radiators, coved ceiling and uPVC double glazed window to front and rear.

### Bedroom 3

8'3" x 7'1" (2.52 x 2.18)



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

### Bathroom

7'10" x 8'6" (2.41 x 2.61)



with low level flush WC, pedestal wash hand basin, tiled bath with central taps, walk in shower cubicle with mains dual head shower, part tiled walls, tiled floor, extractor fan, heated towel rail, coved ceiling, downlights and uPVC double glazed window to rear.

### Outside



with gravelled parking, lawned garden and mature shrubs and bushes. Side access either side of the property to rear garden with timber summer house with power and light connected, decking area, hot tub under sheltered area, lawned garden, pond, mature shrubs and trees, patio area and log store.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Band E

### NOTE

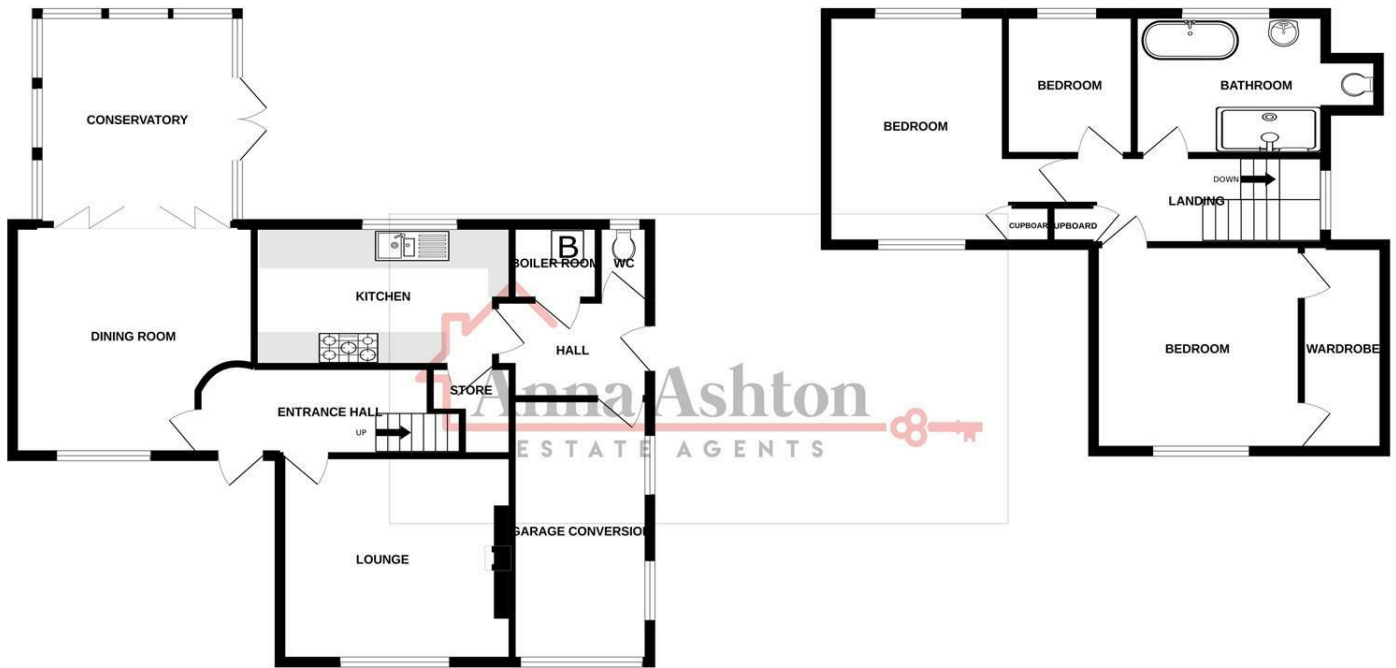
All photographs are taken with a wide angle lens.

### Directions

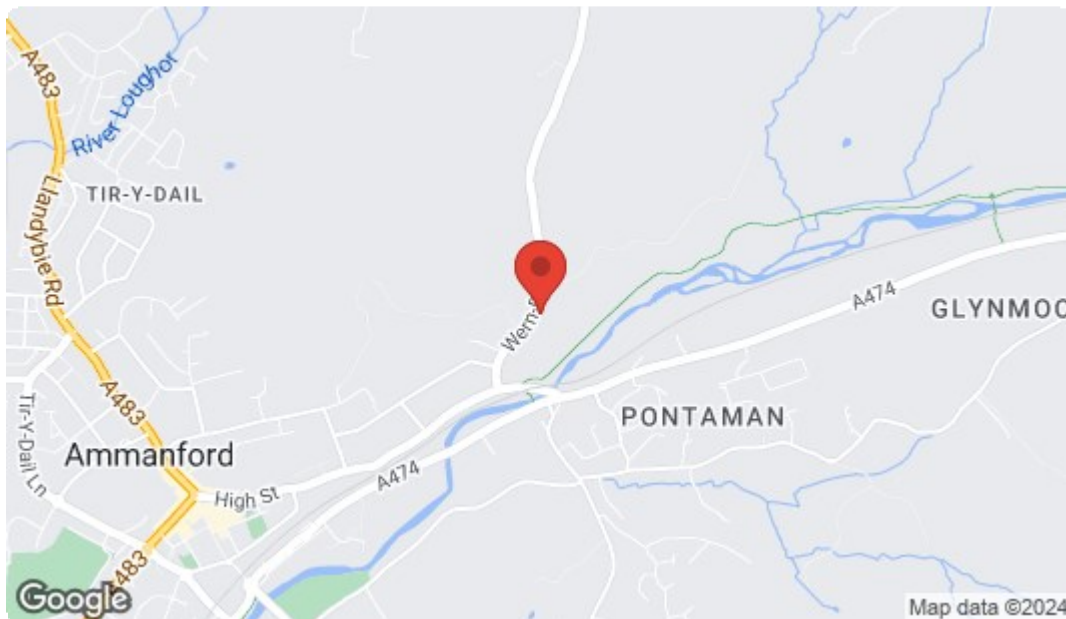
Leave Ammanford on High Street then turn third left into Wernddu Road. Continue up the hill and the property can be found on the right hand side

GROUND FLOOR

1ST 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) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.