



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**6 Parc Henri Lane
Ammanford
Carmarthenshire
SA18 3EH.**

Price £319,950



- Four bedroom dormer bungalow
- Living room, sitting room, dining room
- Kitchen, utility
- Bathroom, two WC's
- Gas fired central heating
- Upvc glazing
- Ample parking, garage
- Front and rear garden
- No forward chain

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

We have the pleasure of offering for sale this deceptively spacious, mature four bedroom detached dormer bungalow in a sought after location, which is located on the outskirts of Ammanford town centre and its amenities.

EPC Rating: E53

Tel: **01269 591 884**

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Web: **www.ctf-uk.com**

Parc Henri Lane, Ammanford, Carmarthenshire.

Property Description

We have the pleasure of offering for sale this deceptively spacious, mature four bedroom detached dormer bungalow in a sought after location, which is located on the outskirts of Ammanford town centre and its amenities including banking, supermarkets, railway and bus connections and M4 connection at Pontabraham.

The accommodation briefly comprises hallway, living room, kitchen, rear hall, utility, two WC, dining room, sitting room, landing, bathroom and four bedrooms.

The property benefits from gas fired central heating, upvc glazing, front and rear gardens, driveway for ample parking, garage and the property is within close proximity to town centre.

Hallway

Textured ceiling, two radiators, stairs to first floor, under stair storage, storage cupboards, telephone point.

Living Room (17' 11" x 12' 6") or (5.45m x 3.81m)

Three upvc glazed windows to front, upvc glazed window to side, two radiators, electric fire, TV point.

Kitchen (14' 3" x 11' 4" Max) or (4.35m x 3.46m Max)

Upvc glazed window to rear, textured ceiling, radiator, fitted wall and base units, part tiled walls, 2 & 1/2 bowl stainless steel sink unit with mixer tap, oven point, telephone point, TV point.

Rear Hall

Wooden door to rear, Worcester gas fired boiler controlling domestic hot water and central heating.

Utility Room (6' 3" x 6' 2") or (1.90m x 1.87m)

Plumbing for automatic washing machine, shelving surround.

W.C. (2' 11" x 6' 3") or (0.89m x 1.91m)

Wooden window to rear, textured ceiling, tiled floor, close coupled WC, wash hand basin in unit.

Dining Room (12' 0" x 10' 6") or (3.67m x 3.20m)

Upvc glazed window to rear, radiator, textured decorative coved ceiling, picture rail.

Bathroom (8' 4" x 5' 10") or (2.54m x 1.78m)

Upvc glazed window to rear, textured ceiling, radiator, tiled walls, pedestal wash hand basin, bath with electric shower over, shaving point.

Parc Henri Lane, Ammanford, Carmarthenshire.

W.C. 2 (2' 11" x 4' 7") or (0.89m x 1.39m)

Upvc glazed window to rear, textured ceiling, radiator, part tiled walls, low level WC.

Bedroom 3 (11' 11" x 10' 4") or (3.63m x 3.14m)

Upvc glazed window to rear, textured ceiling, radiator, built in storage, TV point.

Sitting Room (13' 6" x 12' 8" Max) or (4.11m x 3.87m Max)

Two upvc glazed windows to front, textured and coved ceiling, radiator, TV point, telephone point.

Bedroom 4 (10' 8" x 6' 11") or (3.26m x 2.12m)

Upvc glazed window to front, textured ceiling, radiator, TV point.

Landing

Textured ceiling, storage cupboard, telephone point.

Bedroom 1 (15' 5" x 13' 1") or (4.69m x 3.98m)

Upvc glazed Velux window, textured ceiling, radiator.

Bedroom 2 (17' 1" x 7' 5") or (5.20m x 2.27m)

Upvc glazed window to rear, textured ceiling, radiator, three storage cupboards.

Outside

Driveway for ample parking to side. Concrete steps and path to front door. Front lawned area with stone path and mature trees and shrubs. Rear concrete path leading to lawned area.

Garage

Up and over door to front, window to rear.

Broadband and Mobile phone

There is Superfast broadband in this area. There is mobile coverage in this area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on College Street and continue through Bonllwyn turning right into Parc Henry Lane. Continue along Parc Henry Lane and the property can be found on the left hand side.

