



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

**Cartref Clyd
Heol Amman
Glanamman
Ammanford
Carmarthenshire
SA18 2AW**

Price **£350,000**



- Three bedroom detached bungalow
- Lounge, sitting area, kitchen
- Bathroom, en-suite, utility
- Upvc glazing
- Gas fired central heating
- Front and rear gardens
- Driveway for ample parking, garage
- Rear garden with views to the surrounding countryside.

General Description

We have the pleasure in offering for sale this three bedroom detached bungalow located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities including primary schools, secondary school, leisure centre, places of worship, shops, banking and approximately 7 miles from junction 45 of the M4

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.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

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

Heol Amman, Glanamman, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises, hallway, sitting room, kitchen, utility, lounge, bathroom and three bedrooms one with an en-suite

The property has the benefit of upvc glazing, gas fired central heating, front and rear gardens, driveway for ample parking, garage and views to the surrounding countryside.

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, airing cupboard housing radiator and slatted shelving, hatch to roof space.

Sitting Area (12' 10" x 10' 4") or (3.91m x 3.16m)

Upvc glazed bay window to front, two radiators, textured and coved ceiling, two wall lights.

Kitchen (13' 1" x 9' 5") or (4.00m x 2.88m)

Upvc glazed door to side, upvc glazed window to side, coved ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, gas hob with extractor fan above, integrated fridge, 1 1/2 bowl sink unit with mixer tap.

Utility (12' 8" x 4' 8") or (3.87m x 1.43m)

Upvc glazed window to rear, radiator, textured and coved ceiling, plumbing for automatic washing machine and dishwasher, Ariston gas fired boiler controlling domestic hot water and central heating.

Lounge (18' 4" x 13' 7") or (5.60m x 4.15m)

Upvc glazed sliding doors to rear, radiator, textured and coved ceiling, modern electric fire.

Master Bedroom (14' 5" x 10' 0") or (4.40m x 3.04m)

Upvc glazed window to rear, radiator, textured and coved ceiling, tv point.

En Suite (7' 9" x 6' 8") or (2.36m x 2.02m)

Upvc glazed window to side, radiator, textured and coved ceiling, tiled walls, close coupled Wc, pedestal wash hand basin, shower cubicle, extractor fan.

Heol Amman, Glanamman, Ammanford, Carmarthenshire.

Bathroom (10' 1" x 6' 8") or (3.08m x 2.02m)

Upvc glazed window to side, radiator, textured and coved ceiling, tiled floor, corner bath with electric shower over, close coupled Wc, pedestal wash hand basin.

Bedroom 2 (15' 7" Max x 11' 7" Max) or (4.76m Max x 3.54m Max)

Upvc glazed window to front, radiator, textured and coved ceiling, tv point.

Bedroom 3 (11' 4" x 11' 7") or (3.46m x 3.52m)

Upvc glazed window to front, radiator, textured and coved ceiling, tv point.

Outside

Gravelled driveway to front for ample parking. Lawned front garden.

Further driveway to side for ample parking leading onto garage.

Concreted sitting area to rear leading on to a lawn garden with pond, a raised flower bed and a water feature. The rear garden looks over the surrounding country side.

Garage

Up and over door to front, door to side.

Agents Note

According to Natural Resource Wales there is risk between 1% and 3.3% from surface water and small watercourses each year.

There is no known history of flooding at the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue to the village of Glanamman and on entering the square take a left. Continue over the bridge bearing left into Tabernacle Road. Proceed through Tabernacle Road and take a left onto Amman Road where the property can be found on the right hand side.

