



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

**6 Wernddu Road
Ammanford
Carmarthenshire
SA18 2NE**

Price £360,000



- Three bedroom detached property
- Conservatory, lounge
- Kitchen, utility
- Bathroom
- Upvc glazing
- Gas fired central heating
- Front and rear gardens
- Driveway for ample parking
- Garage

General Description

We have the pleasure in offering for sale this three bedroom detached house situated on the outskirts of Ammanford town centre, approximately half a mile away from its amenities.

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.

Wernddu Road, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached house situated on the outskirts of Ammanford town centre, approximately half a mile away from its amenities including banking, shops, primary schools, secondary schools, public houses, restaurants, bus station, railway station and approximately 8 miles from Junction 49 of the M4.

The accommodation briefly comprises entrance hall, utility, integral garage, hallway, conservatory, kitchen, lounge, landing, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, driveway for ample parking, front and rear gardens with views extending to surrounding countryside and is within close proximity to town centre.

Upvc glazed door to

Entrance Hall

Upvc glazed window to rear, wooden floor.

Utility (10' 5" x 7' 9") or (3.17m x 2.36m)

Wooden window to side, tiled floor, close coupled WC, wash hand basin, plumbing for automatic washing machine and tumble dryer, integral door to garage.

Hall

Coved ceiling, wooden floor, radiator, stairs to first floor, under stair storage.

Conservatory (19' 9" Max x 12' 6" Max) or (6.02m Max x 3.81m Max)

Upvc glazed patio doors to rear, upvc glazed windows surround, polycarbonate roof, radiator, built in storage housing Valliant gas boiler controlling domestic hot water and central heating.

Kitchen (15' 7" x 11' 0") or (4.75m x 3.36m)

Upvc glazed door to side, upvc glazed window to rear, coved ceiling, radiator, part tiled walls, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, tiled floor, Rangemaster oven with hob and extractor fan over.

Lounge (21' 2" x 17' 7" Max) or (6.46m x 5.35m Max)

Two upvc glazed windows to front, coved ceiling, two radiators, wooden floor, original stone feature wall, gas fire.

Wernddu Road, Ammanford, Carmarthenshire.

Landing

Coved ceiling, hatch to roof space, battery operated smoke alarm.

Bathroom (11' 2" Max x 9' 3") or (3.40m Max x 2.81m)

Upvc glazed window to rear, coved ceiling, radiator, tiled floor, part tiled walls, built in storage, close coupled WC, wash hand basin in unit, bath, quadrant shower cubicle with an electric shower.

Bedroom 1 (15' 7" Max x 10' 8" Max) or (4.76m Max x 3.24m Max)

Upvc glazed window to front, radiator, built in wardrobes.

Bedroom 2 (15' 7" x 11' 10" Max) or (4.76m x 3.60m Max)

Upvc glazed window to rear, laminate flooring, radiator.

Bedroom 3 (13' 11" x 10' 2") or (4.25m x 3.09m)

Upvc glazed window to front, radiator.

Garage

Up and over door to front, wooden windows to side. Possible asbestos roof, but has not been tested.

Outside

Lawned area to front. Driveway to front and side for ample parking.

Garage. Paved footpath with steps to a patio seating area with further lawned area with mature trees, shrubs and flowerbeds. Greenhouse.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on High Street turning left into Wernddu Road and the property can be found on the left hand side.

