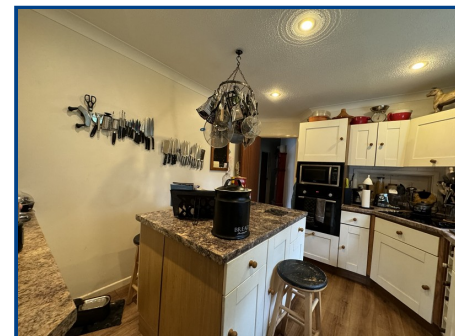


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**24 Woodlands Park
Ammanford
Carmarthenshire
SA18 2HF**

Price **£265,000**



- Detached three bedroom bungalow
- Lounge, dining room
- Kitchen, utility
- Bathroom, en suite
- Conservatory
- 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 detached three bedroom bungalow in the village of Betws set on a corner plot at the end of the cul-de-sac close to local amenities including a primary school, shop, park, public house and approximately one mile from Ammanford town centre and its amenities.

EPC Rating: D67

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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**

Woodlands Park, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this detached three bedroom bungalow in the village of Betws set on a corner plot at the end of the cul-de-sac close to local amenities including a primary school, shop, park, public house and approximately one mile from Ammanford town centre and its amenities including shops, banking, restaurants, public houses, secondary school, leisure centre, bus station and train station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises, entrance porch, hallway, lounge, kitchen, utility, dining room, conservatory, bathroom and three bedrooms, one with an en suite.

The property benefits from Upvc glazing, gas fired central heating, driveway for ample parking, front and rear gardens, garden room and a garage.

Upvc glazed door to

Entrance Porch

Upvc glazed windows to sides, covered ceiling.

Hallway

Upvc glazed window to side, artex textured and covered ceiling, radiator, hatch to roof space, telephone point, storage cupboard.

Lounge (15' 7" x 13' 5") or (4.74m x 4.09m)

Upvc glazed bay window to front, textured and covered ceiling, radiator, wooden flooring, marble fireplace with electric fire, TV point.

Kitchen (13' 2" x 10' 0") or (4.01m x 3.06m)

Upvc glazed window to rear, artex textured and covered ceiling, radiator, five down lights, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, electric hob with extractor fan over, integrated oven, plumbing for dishwasher, island.

Utility Room (9' 0" x 5' 2") or (2.74m x 1.57m)

Upvc glazed door to side, upvc glazed window to rear, artex textured and covered ceiling, plumbing for automatic washing machine, Valliant gas fired boiler controlling domestic hot water and central heating.

Dining Room (9' 10" x 9' 5") or (2.99m x 2.87m)

Sliding door to rear, artex textured and covered ceiling, radiator, laminate floor.

Conservatory (9' 7" x 9' 4") or (2.91m x 2.85m)

Upvc glazed door to rear, upvc glazed windows surround.

Bathroom (6' 6" x 4' 5") or (1.97m x 1.34m)

Upvc glazed window to rear, artex and covered ceiling, radiator, tiled floor, tiled walls, bath with shower attachment, pedestal wash hand basin, close coupled WC.

Woodlands Park, Ammanford, Carmarthenshire.

Bedroom 2 (11' 9" x 10' 8") or (3.58m x 3.26m)

Upvc glazed window to rear, artex textured and covered ceiling, radiator, fitted wardrobes.

Bedroom 1 (11' 0" x 10' 11") or (3.36m x 3.32m)

Upvc glazed window to front, artex textured and covered ceiling, radiator.

En Suite (7' 9" x 2' 11") or (2.36m x 0.88m)

Upvc glazed window to front, artex textured and covered ceiling, radiator, tiled floor, tiled walls, shower cubicle, pedestal wash hand basin, close coupled WC.

Bedroom 3 (8' 0" x 7' 9") or (2.44m x 2.37m)

Upvc glazed window to front, artex textured and covered ceiling, radiator.

Garage

Electric up and over door to front.

Garden room

Upvc glazed door to front, upvc glazed window to side, electricity.

Outside

Driveway to front for ample parking.

Gravelled area to front with mature trees and shrubs. Side access to rear garden.

Rear garden consisting of seating areas, lawned areas with mature trees and shrubs, vegetable patches, sheds, a chicken coop and a stream at the rear of the boundary.

Agents Note

The neighbouring property has put in a planning application.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in then area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on High Street turning right at the T junction, continue to the roundabout taking the first left towards Betws take a left into Colonel Road continue along this road, taking a right into Woodlands Park. Continue into the estate and take the first right, bare left where the property can be found straight ahead.

