



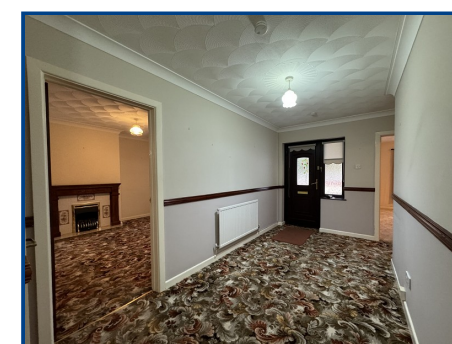
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Arosfa Wernoleu Road
Ammanford
Carmarthenshire
SA18 2JL**

Price **£295,000**



- Three bedroom detached bungalow
- Lounge area, dining area
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway & garage for ample parking



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

Important notice

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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 in offering for sale this three bedroom detached bungalow in the village of Ammanford close to local amenities and approximately a mile from Ammanford town centre and its amenities including banking, shops, primary and secondary schools, restaurants, public houses, bus station, train station and approximately 7 miles from junction 49 of the M4.

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Wernoleu Road, Ammanford, Carmarthenshire.

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The accommodation briefly comprises hallway, lounge area, dining area, kitchen, bathroom and three bedrooms.

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

Hallway

Radiator, textured and coved ceiling, dado rail, storage cupboard, telephone point, two battery smoke alarm.

Living Room (16' 4" x 11' 11") or (4.99m x 3.62m)

Upvc glazed window to front, radiator, textured and coved ceiling, TV point, battery smoke alarm.

Dining Area (14' 9" x 9' 4") or (4.49m x 2.84m)

Upvc glazed sliding door to rear, radiator, textured and coved ceiling.

Kitchen (17' 9" Max x 9' 3" Max) or (5.40m Max x 2.83m Max)

Upvc glazed door to rear, upvc glazed window to rear, radiator, textured ceiling, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit, with mixer tap, oven point, plumbing for automatic washing machine.

Wernoleu Road, Ammanford, Carmarthenshire.

Bedroom 2 (12' 9" Max x 9' 3" Max) or (3.89m Max x 2.83m Max)

Upvc glazed window to rear, radiator, textured ceiling.

Bathroom (9' 1" Max x 8' 2" Max) or (2.78m Max x 2.50m Max)

Upvc glazed window to side, radiator, textured ceiling, part tiled walls, bath with electric shower over, pedestal wash hand basin, close coupled WC, shaving point, airing cupboard housing hot water tank.

Bedroom 3 (11' 9" Max x 7' 10" Max) or (3.58m Max x 2.39m Max)

Upvc glazed window to side, radiator, textured ceiling.

Bedroom 1 (12' 11" x 12' 11") or (3.93m x 3.93m)

Upvc glazed window to front, radiator, textured ceiling.

Garage (16' 3" x 9' 9") or (4.96m x 2.97m)

Up and over door to front, upvc glazed window to side, hatch to roof space, electricity, water, Worcester gas fired boiler controlling domestic hot water & central heating.

Outside

Gated gravelled driveway for ample parking to front. Side pedestrian access to rear garden. Paved footpath to rear with steps down to lawned area with mature trees and shrubs surrounding.

Services

Mains electricity, mains water, mains gas, mains drainage

Directions

Leave Ammanford on High Street and continue to the t-junction turning right and then taking a left into Maesquarre Road. Turn left onto Wernoleu Road where the property can be found on the right hand side.

