



**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**55 Clos Nant-y-ci
Saron
Ammanford
Carmarthenshire.
SA18 3SZ**

Price **£315,000**



- Three bedroom detached bungalow
- Lounge
- Kitchen/ dining/ living room
- Utility room
- Bathroom, en suite
- Upvc glazing
- Oil fired central heating
- Rear garden
- Driveway for ample parking



EPC Rating: C72

General Description

We have the pleasure in offering for sale this detached three bedroom bungalow on an estate of similar properties in the village of Saron, close to local amenities and approximately 1 1/2 miles from Ammanford town centre and further amenities including secondary school, bus station, railway station, shops, public houses and restaurants.

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**

Clos Nant-y-ci, Saron, Ammanford, Carmarthenshire.

Property Description

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

The property has the benefit of Upvc glazing, oil fired central heating, rear gardens and driveway for ample parking.

Upvc glazed door to

Hallway

Radiator, coved ceiling, hatch to roof space with fitted ladder, hard wired smoke alarm, storage cupboard housing radiator and shelving.

Bedroom 2 (11' 7" x 11' 1") or (3.53m x 3.39m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 1 (16' 7" Max x 9' 11") or (5.06m Max x 3.01m)

Upvc glazed window to front, radiator, coved ceiling, fitted wardrobes.

En Suite (5' 7" x 5' 7") or (1.71m x 1.71m)

Upvc glazed window to side, towel radiator, tiled floor, Respatex walls, three down lights, extractor fan, close coupled WC, wash hand basin in unit, shower cubicle.

Shower Room (11' 8" Max x 6' 5") or (3.55m Max x 1.95m)

Upvc glazed window to side, towel radiator, coved ceiling, tiled floor, tiled walls, extractor fan, close coupled WC, pedestal wash hand basin, shower cubicle.

Lounge (19' 6" x 11' 8") or (5.95m x 3.56m)

Upvc glazed patio doors to rear, radiator, coved ceiling, laminate flooring, electric fireplace, TV point, telephone point.

Clos Nant-y-ci, Saron, Ammanford, Carmarthenshire.

Bedroom 3 (11' 1" x 7' 10") or (3.39m x 2.40m)

Upvc glazed window to side, radiator, coved ceiling, fitted wardrobes, TV point.

Kitchen / Dining / Living Room (21' 5" Max x 15' 11" Max) or (6.53m Max x 4.86m Max)

Upvc glazed patio doors to rear, upvc glazed window to rear, radiator, coved ceiling, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, electric hob with extractor fan over, integrated oven, integrated dishwasher, integrated fridge/freezer, hard wired smoke alarm, TV point.

Utility Room (9' 5" x 8' 11") or (2.87m x 2.72m)

Upvc glazed window to front, coved ceiling, fitted wall and base units, work surface, plumbing for automatic washing machine, Grant oil fired boiler controlling domestic hot water and central heating.

Outside

Driveway to front for ample parking.
Paved rear garden with flower beds.
Oil tank.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on College Street turning left into Station Road. Turn right and proceed along Dyffryn Road and into Saron. Take a left into Nant Y Ci Road and then a right into the Clos Nant Y Ci estate. On entering the estate, bear left where the property can be found on the left hand side.

