



Bungalow - Detached (EPC Rating: D) Freehold

**HEOL DDU, AMMANFORD, SA18 2UN**

Offers In The Region Of

**£320,000**



# 3 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are pleased to present For Sale this 3 Bedroom Semi detached bungalow set in a rural location approximately two miles outside Ammanford offering local amenities and easy access to the M4. The accommodation comprises, entrance porch, lounge with archway leading to sitting/dining area, kitchen, 3 bedrooms and family bathroom. Externally there is a driveway at the front with ample parking, single integral garage with roller door, lawned area with mature shrubs, side pedestrian access to the rear large established garden with patio area, pond, lawned area, glasshouse and shed. The property benefits from oil central heating and uPVC double glazing.

Council Tax Band- E. Freehold. EPC-D56. NO ONWARD CHAIN. Viewing is highly recommended.

## Ground Floor

With entrance porch, sliding doors leading into...

### Lounge

3.8 x 5.54 (12'5" x 18'2")

With two radiators, textured ceiling, wooden fireplace surround with electric fire, uPVC bay window to the front.

### Sitting Room/Dining room

3.22 x 5.47 (10'6" x 17'11")

With radiator, textured ceiling, uPVC window and sliding doors to the rear.

### Kitchen

5.47 x 2.81 (17'11" x 9'2")

With radiator, coved and textured ceiling, range of base and wall units, single bowl stainless steel sink unit with mixer taps, rustic style beamed brick fireplace with log burner inset, electric cooker point with extractor above, space for under counter fridge, partially tiled walls, tiled floor and uPVC window and door to the side of the property.

### Bedroom 1

3.45 x 3.22 (11'3" x 10'6")

With radiator, textured ceiling and window to the rear.

### Bedroom 2

3.08 x 3.18 (10'1" x 10'5")

With radiator, textured ceiling and uPVC window to the front.

### Bedroom 3

2.94 x 2.64 (9'7" x 8'7")

With radiator, textured ceiling and uPVC window to the front.

## Bathroom

2.91 x 2.60 (9'6" x 8'6")

With radiator, smooth ceiling, corner bath, shower cubical, low level flush WC, vanity unit with inset wash hand basin, spotlights, fully tiled walls and floor and uPVC window to the rear.

## External

Front : Ample parking, raised garden with mature shrubs and trees, single integral garage with roller door and side pedestrian access to rear garden.

Rear : Well established large garden with mature trees and shrubs, patio area, large lawned area with ponds, glasshouse and garden shed.

## Services

Oil, mains electricity, water and drainage.

## Council Tax

Band - E

## Tenture

Freehold.

## Note

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

## VIEWINGS

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)



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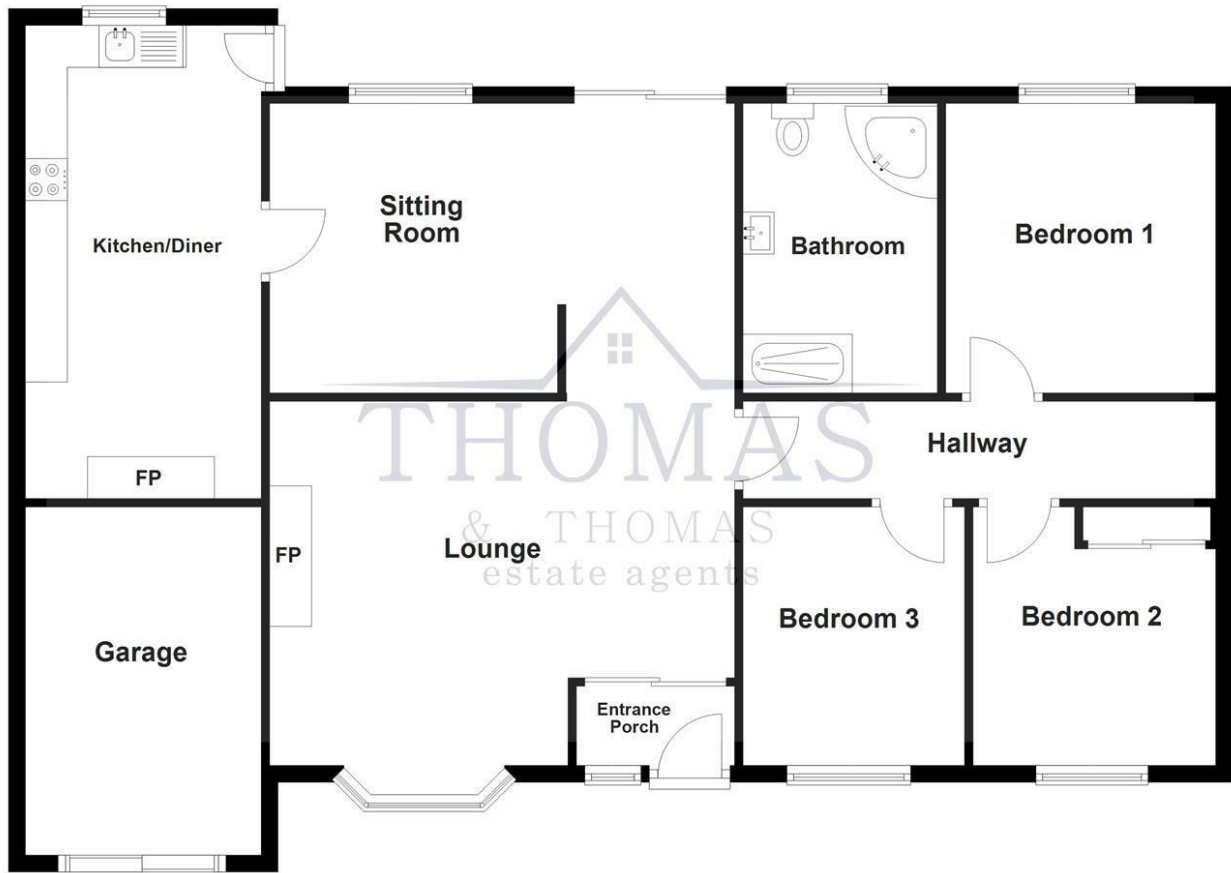
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### **Directions**

From Ammanford town centre proceed along high street, take the third turning on the left for Wernddu rd, after approx 1 mile turn right onto Heol Ddu road where the property will be found on the left identified by our for sale board.



## Ground Floor

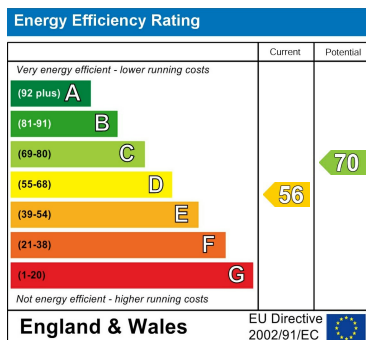


Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

Council Tax Band

**E**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

