



**5 Waunhwyad Lane, Glanamman, Ammanford, SA18 2YH**

**Offers in the region of £275,000**

**NO ONWARD CHAIN**

A detached bungalow set on a side road in the village of Glanamman, within 1 mile of most local amenities and approximately 3.5 miles from Ammanford town centre. Accommodation comprises entrance hall, 3 bedrooms, bathroom, kitchen, lounge, utility and WC. The property benefits from gas central heating, uPVC double glazing, off road parking for one car, block built store sheds and enclosed rear garden.

## Ground Floor

### Entrance hall

with coved ceiling, airing cupboard and hatch to roof space

### Lounge

14'10" x 14'11" (4.54 x 4.56 )



with fireplace, radiator, coved ceiling, uPVC double glazed window to side and sliding doors to rear

### Kitchen

14'9" x 10'7" (4.52 x 3.24 )



with base and wall units, stainless steel one and half bowl sink unit with mixer taps, 5 ring gas hob with extractor over, integrated oven, part tiled walls, plumbing for automatic dishwasher, tiled floor, radiator and uPVC double glazed window to rear

## Conservatory



with polycarbonate roof and uPVC double glazed windows to front and side

### Utility

25'6" x 6'0" (7.78 x 1.84 )



with plumbing for automatic washing machine, tiled floor, radiator, uPVC double glazed window to side

## WC

2'9" x 6'0" (0.86 x 1.83 )



with low level flush WC, pedestal wash hand basin, extractor fan and heated towel rail

## Bedroom 1

12'1" x 12'7" (3.70 x 3.84 )



with radiator, uPVC double glazed bay window to front and door to

## Bathroom

6'10" x 11'6" (2.09 x 3.53 )



with low level flush WC, pedestal wash hand basin, walk in shower with shower mains and glass screen, part tiled walls, extractor fan, heated towel rail and uPVC double glazed window to side

## Bedroom 2

11'4" x 12'6" (3.46 x 3.82 )



with radiator, built in wardrobe, textured and coved ceiling and uPVC double glazed bay window to front

### Bedroom 3

7'9" x 10'1" (2.37 x 3.09 )



with radiator, textured and covered ceiling and uPVC double glazed window to side

### Outside

with parking for one car to front, side access either side of the property to enclosed rear garden, paved area, lawned area, greenhouse and 2 block built store sheds.

### Garage

19'11" x 8'0" (6.09 x 2.46 )



with window to side

### Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Mains

Broad Band Speed:Downlaod- 72 Mbps,  
Upload- 18 Mbps.

Mobile coverage:Vodafone 83%, EE 76%,  
Three 74%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from Rivers- very Low  
Risk, Flooding from surface water and  
small watercourses- Very Low Risk

Rights and Easements: None

Restrictions: 5 Tree preservatons

### Council tax

Band D

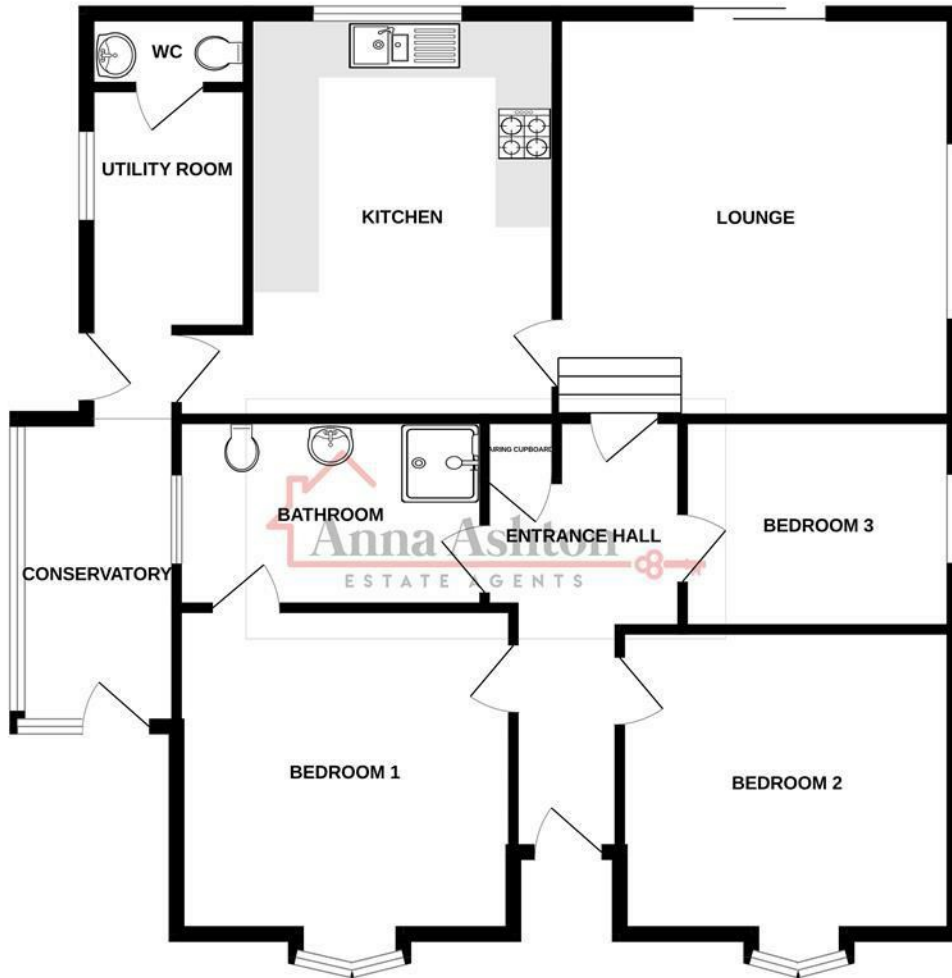
### NOTE

All internal photographs are taken with a  
wide angle lens.

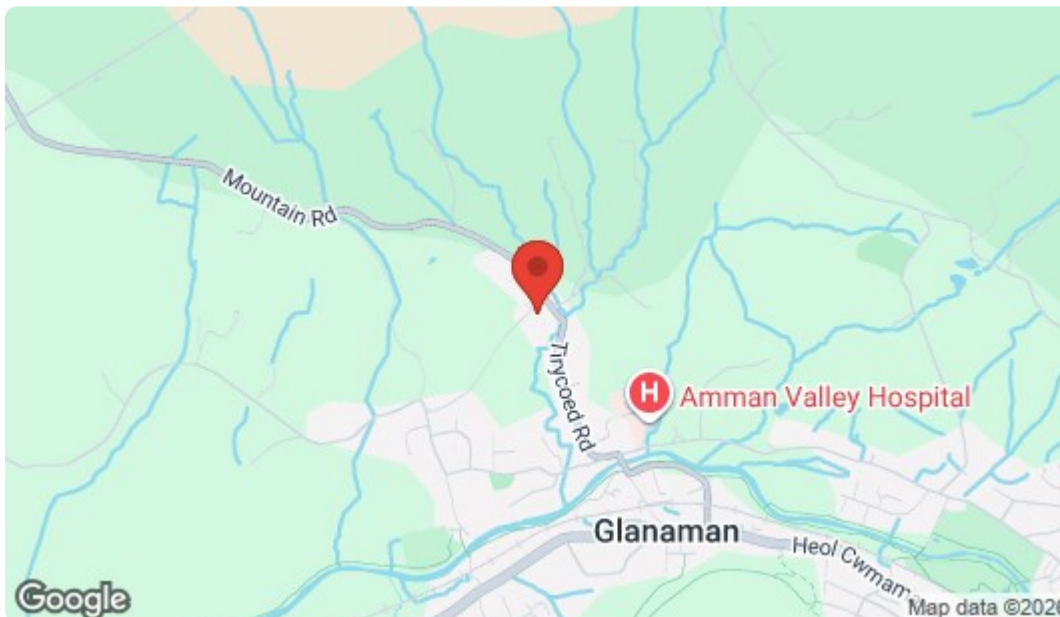
### Directions

Leave Ammanford on High Street and at  
the junction turn left onto Pontamman Road.  
Travel for approximately 3 miles into the  
village of Glanamman then turn left  
signposted to the hospital. Follow the road  
round the bend into Tirycoed Road and  
carry on for a further 0.5miles, turn left  
onto Waunhwyad Lane and the property can be  
found on your left hand side identified by  
our For Sale board.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	70
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.