



Wernddu Road, Ammanford, SA18

Offers In Region Of £375,000



Calow Evans
Estate Agents

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Wernddu Road, Ammanford, SA18

A three/four bedroom detached bungalow situated in a sought after location on the outskirts of Ammanford town centre. The property offers versatile accommodation and enjoys bi-folding doors from the kitchen/dining room opening out to the rear garden ideal for entertaining. With double bedrooms and all fitted wardrobes (with the exception of one room) makes a superb family home. Externally there are front and rear gardens, ample off road parking and single garage.

Ammanford town offers good shopping and leisure facilities to include riverside walks and cycle paths, indoor leisure centre, hot and cold food take-away's, good restaurants, supermarkets and more. Access to the M4 motorway would be via junction 49 at Pont Abraham. Internal viewing is highly recommended to fully appreciate the accommodation offered.





Entrance Porch:

Approached via a double glazed glass panel door, door to hallway.

Entrance Hallway:

Two double glazed windows to side, two single panel radiators.

Cloakroom:

WC, walls tiled to halfway.





Wet Room:

2.39m x 2.16m (7'10" x 7'1")

Internal window, wash hand basin in vanity unit, WC, shower area with drainage and screen, respatex splashback, heated towel rail.

Lounge:

5.44m x 5.44m (17'10" x 17'10")

Double glazed window to front, laminate flooring, wall light connections, feature fireplace with modern electric fire and TV shelving, double and single panel radiators.

Sitting Room:

3.61m x 3.53m (11'10" x 11'7")

Arch to kitchen and lounge, glass sliding doors to sun room, two double glazed windows to side, laminate flooring, double panel radiator.

Sun Room:

Double glazed window to front.

Kitchen/Dining Room:

5.87m x 4.44m (19'3" x 14'7")

Double glazed bi-folding doors to rear garden, fitted with a range of wall and base units, eye level oven and microwave, electric hob with extractor fan over, integrated fridge and freezer, breakfast bar, 1½ bowl sink unit and draining board, wall mounted gas boiler providing domestic hot water and central heating, laminate flooring, double panel radiator.

Utility Room:

Double glazed obscure window to rear, laminate flooring, plumbing for washing machine, space for tumble dryer.

Bedroom One/ Reception Room:

4.93m x 2.67m (16'2" x 8'9")

Double glazed patio doors to front, double panel radiator.

Bedroom Two:

4.9m x 2.49m (16'1" x 8'0"/8'2")

Double glazed window to rear, fitted wardrobes, double panel radiator.

Bedroom Three:

3.89m x 2.97m (12'9" x 9'9")

Double glazed window to rear, fitted wardrobes, single panel radiator.





Bedroom Four:

3.84m x 2.41m (12'7" x 6'0"/7'11")

Double glazed window to rear, built in wardrobes, single panel radiator.

Externally:

The property stands on a generous enclosed plot with front garden laid to lawn with various flowers and shrubs. Side tarmac driveway providing ample parking leading to an attached single garage with electric door and rear door to garden. Side pedestrian access to a good sized rear garden mainly laid to lawn with various flowers, trees and shrubs, paved patio, garden shed and gazebo.

Services:

We are advised all mains services are connected.



Tenure:

Freehold.

Council Tax:

F.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.



Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Proceed and take the third left turning onto Wernddu Road. Proceed up the hill whereby the property will be located on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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Office Contact

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