



Dormer-Detached (EPC Rating: C) Freehold

YR HAFOD, SARON, AMMANFORD, SA18 3TY

Offers In The Region Of

£385,000



4 Bedroom Dormer-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Spacious Detached Dormer Bungalow located on a select estate of similar style properties and with easy access to Ammanford Town Centre with all its amenities for shopping, leisure, schools and good transport links with the M4 Motorway a short distance away. The versatile accommodation comprises, entrance hall, lounge, kitchen, dining room, utility room bathroom, master bedroom with en-suite on the ground floor with 3 further bedrooms and shower room located on the first floor. Externally there is a garden to the front and side with a private level rear garden, ample car parking and garage. The property benefits from Oil Central Heating with underfloor heating to the ground floor and uPVC Double Glazing.

Council Tax Band - E. Freehold. EPC-C69. VIEWING IS HIGHLY RECOMMENDED.

Ground Floor

Front entrance door leading into....

Entrance Hall

With coved ceiling, tiled flooring, underfloor heating, spotlights, stairs to first floor with under stairs cupboard and additional cupboard with slatted shelves housing oil boiler providing domestic hot water and central heating.

Lounge

5.68 x 3.80 (18'7" x 12'5")

With feature fireplace with inset electric fire, coved ceiling, underfloor heating and windows to the front and side of the property.

Second Reception Room

4.67 x 4.10 (15'3" x 13'5")

With coved ceiling, laminate flooring with underfloor heating, double doors leading into the kitchen and windows to the side and rear of the property.

Kitchen/Diner

4.70 x 4.10 (15'5" x 13'5")

With a range of base and wall units, stainless steel sink unit with mixer taps, electric hob with extractor above, eye level double oven, integrated dishwasher, coved ceiling, spotlights, part tiled walls, tiled flooring with underfloor heating, French Doors to the garden area and window to the side of the property.

Utility Room

1.75 x 1.20 (5'8" x 3'11")

With a range of base and wall units, plumbing for automatic washing machine, space for tumble dryer, coved ceiling, tiled flooring with underfloor heating and window to the side of the property.

Bathroom

2.55 x 2.13 (8'4" x 6'11")

With low level flush WC, pedestal wash hand basin, panelled bath with shower attachment, coved ceiling, fully tiled walls, tiled flooring with underfloor heating and window to the side of the property.

Master Bedroom

5.78 x 4.40 (18'11" x 14'5")

With coved ceiling, laminate flooring with underfloor heating and window to the front of the property.

En-Suite

1.80 x 1.75 (5'10" x 5'8")

With low level flush WC, pedestal wash hand basin, corner shower cubicle, fully tiled walls, tiled floor with underfloor heating, coved ceiling and spotlights.

First Floor (landing)

With radiator and airing cupboard.

Bedroom 2

4.36 x 3.54 (14'3" x 11'7")

With radiator, laminate flooring and window to the rear of the property.

Bedroom 3

4.30 x 3.33 (14'1" x 10'11")

With radiator, laminate flooring, 2 Velux windows to the side of the property.

Bedroom 4

5.30 x 2.30 (17'4" x 7'6")

With radiator, laminate flooring and window to the side of the property.

Shower Room

With low level flush WC, pedestal wash hand basin, corner shower cubicle, fully tiled walls, tiled flooring and window to the side of the property.

External

Front: With steps leading to front entrance door, lawned garden to front and side of the property.

Rear: With enclosed, level private garden mainly laid to lawn with paved patio area, gate leading to rear parking area and Garage (attached to neighbours garage) with up and over door and electricity connected.



Services

Mains electricity, water and drainage. Oil Tank.

Council Tax

Band-E

TENURE

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 e-mail ammanford@thomasandthomas-property.co.uk

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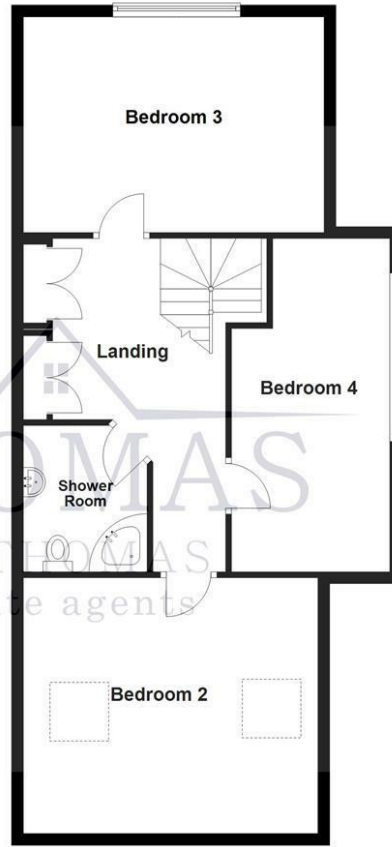
Directions

Leave Ammanford on College Street. Turn third left into Station Road then second right. Continue over the level crossing and travel for approximately one and a half miles to the top of the hill then turn right into Yr Hafod and the property can be located on the left hand side.

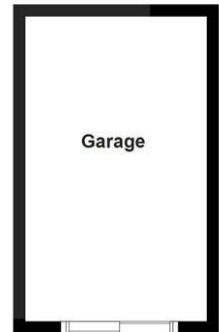


Ground Floor

First Floor



Second Floor

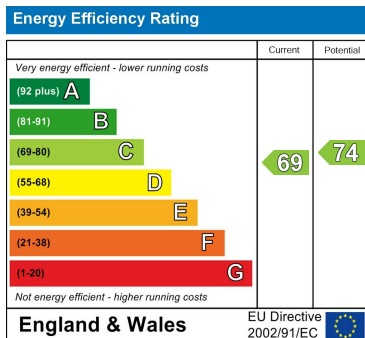


Total area: approx. 205.0 sq. metres (2206.5 sq. feet)

Council Tax Band

E

Energy Performance Graph



Call us on

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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.

