Bungalow - Dormer Semi Detached (EPC Rating: C) Freehold

WALTER ROAD, AMMANFORD, SA18 2NF

Offers In The Region Of

£260,000

THOMAS & THOMAS estate agents

4 2 1 C

4 Bedroom Bungalow - Dormer Semi Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Spacious Semi Detached Dormer Bungalow, conveniently located to Ammanford Town Centre with all it's amenities for shopping, leisure activities, schools and good transport links with the M4 Motorway just under 6 miles away at Junction 49. The accommodation is set over two floors and comprises, Entrance Hall, Lounge, Kitchen Diner, Utility Room, Two Bedrooms and Bathroom on the ground floor with two further Bedrooms and Shower Room located on the first floor. Externally there is a paved parking area to the front and enclosed rear garden with storage outbuilding. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - D. Freehold. EPC - C70. VIEWING HIGHLY RECOMMENDED

Ground Floor
With front entrance door leading into...

Entrance Hall
With wooden flooring, stairs to first floor and spotlights.

Lounge
4.9 x 3.8 (16'0" x 12'5")
With radiator, coved ceiling, feature fireplace with inset wood burner, solid wood flooring and window to the front of the property.

Kitchen Diner
6.8 x 6.0 (22'3" x 19'8")
With a range of base and wall units, one and a half bowl sink unit with mixer taps, gas hob with extractor above, eye level double oven, integrated dishwasher and fridge/freezer, centre island, radiators, coved ceiling, part tiled walls, tiled floor, wall mounted gas boiler providing domestic hot water and central heating. The kitchen opens up to a dining area with sold wood flooring, coved ceiling and radiator.

Utility Room
1.9 x 4.4 (6'2" x 14'5")
With base and wall units, plumbing for automatic washing machine, tiled floor and window to the rear of the property.

Bedroom 3
3.1 x 4.4 (10'2" x 14'5")
With radiator, coved ceiling and window to the rear of the property.

Bedroom 4
2.9 x 3.6 (9'6" x 11'9")
With radiator, coved ceiling and window to the front of the property.

Bathroom
4.6 x 3.2 (15'1" x 10'5")
With low level flush WC, pedestal wash hand basin, panelled bath with shower attachment, radiator,heated towel rail, part tiled walls, tiled floor and window to the rear of the property.

First Floor

Bedroom 1
4.6 x 2.9 (15'1" x 9'6")
With radiator, coved ceiling, laminate flooring and window to the rear of the property.

Bedroom 2
4.6 x 3.2 (15'1" x 10'5")
With radiator, coved ceiling, laminate flooring and window to the rear of the property.

Shower Room
2.3 x 2.9 (7'6" x 9'6")
With a range of base vanity units with inset low level flush WC, wash hand basin and storage, double shower cubicle, heated towel rail, fully tiled walls, tiled floor and window to the rear of the property.

External
Front: Brick paved driveway leading to front entrance door and gate to rear of the property.

Rear: With small brick decking area leading to paved patio and tiered garden mainly laid to lawn with brick outbuilding (with uPVC entrance door and electricity connected) and Glasshouse.

Services
Mains gas, electricity, water and drainage.

Council Tax
- Band D

TENURE
Freehold

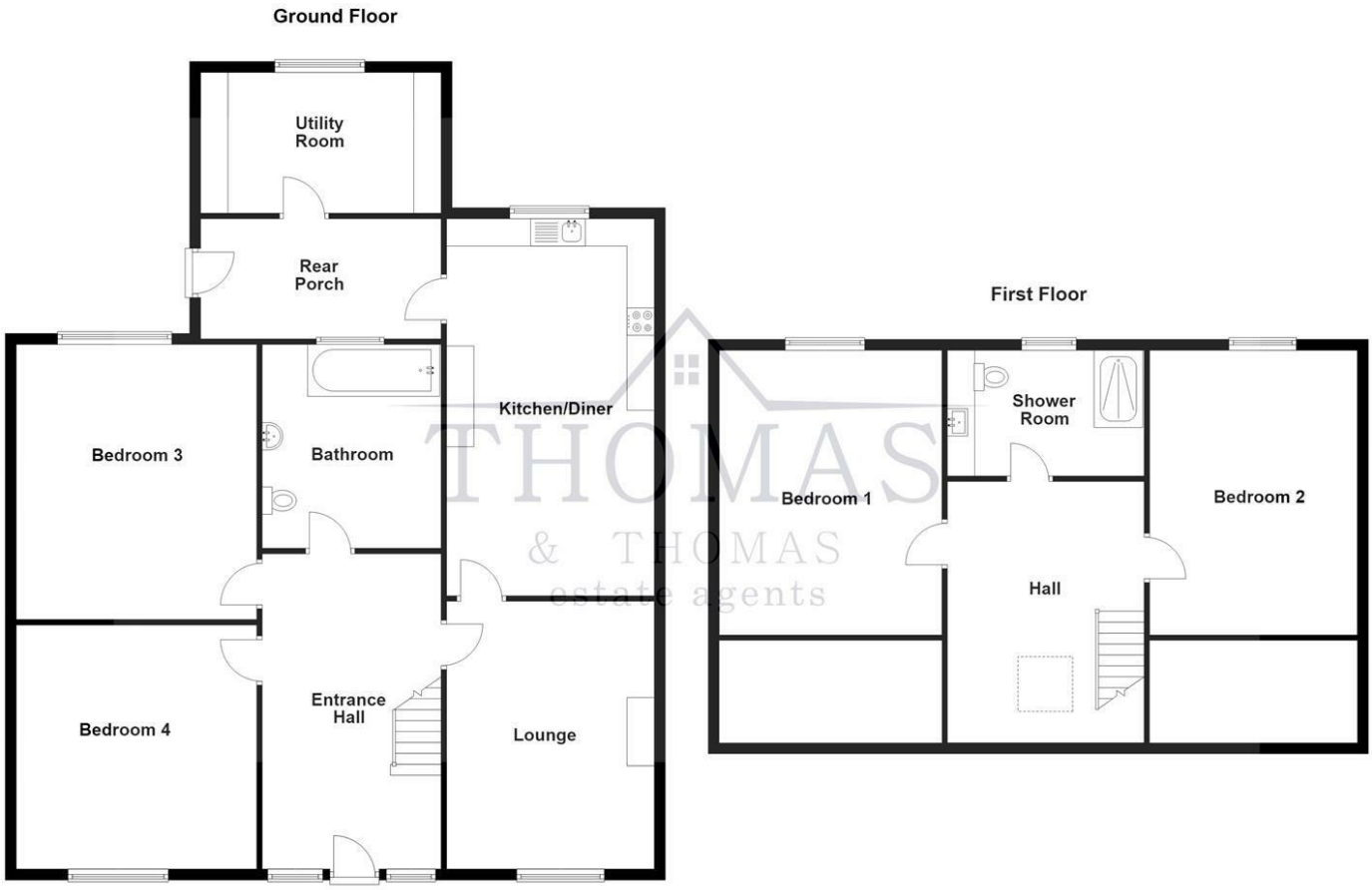
NOTE
All photographs have been taken using a wide angle lens.

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

VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions
Leave Ammanford on High Street then turn third left into Wernddu Road. Turn first left into Walter Road and the property can be found on the left hand side (after the primary school).

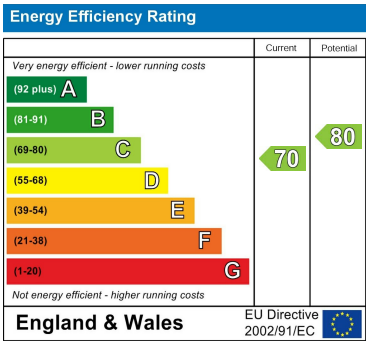


Total area: approx. 185.1 sq. metres (1992.1 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

01269 597949

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.