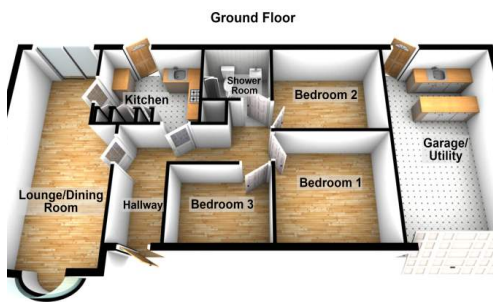




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**32 Woodlands Park
Ammanford
Carmarthenshire
SA18 2HF**

Price £325,000



- Three bedroom detached bungalow
- Lounge/ dining room
- Kitchen
- Shower room
- Upvc glazing
- Gas fired central heating
- Front and rear gardens
- Garage/ utility room
- Driveway



EPC Rating: C

General Description

We have the pleasure in offering for sale this three bedroom detached bungalow located in the popular village of Betws, close to local amenities including primary school, public houses and approximately a mile and half from Ammanford town centre and further amenities including secondary school, restaurants, shops, public houses, places of worship, leisure centre, bus station, railway station, and a further 7 miles to junction 49 of the M4.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Woodlands Park, Ammanford, Carmarthenshire.

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The accommodation briefly comprises hallway, lounge/ dining room, kitchen, shower room, and three bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating, front and rear gardens, garage/ utility room and a driveway for parking.

Upvc glazed door to

Hallway

Textured and coved ceiling, radiator, hatch to roof space, airing cupboard housing slatted shelving and a radiator.

Living/Dining Room (25' 8" x 13' 1") or (7.82m x 4.00m)

Upvc glazed window to front, Upvc glazed sliding door to rear, two radiators, textured and coved ceiling, electric fireplace, TV point.

Kitchen (11' 10" x 10' 0") or (3.61m x 3.05m)

Upvc glazed door to rear, Upvc glazed window to rear, textured ceiling, firewall and base units, work surface, stainless steel sink into with mixer tap, integrated oven, electric hob, tiled splash back, Worcester combi gas boiler controlling domestic hot water and central heating.

Shower Room (6' 10" x 6' 5") or (2.09m x 1.96m)

Upvc glazed window to rear, towel radiator, four down lights, tiled walls, tiled floor, close coupled WC, wash hand basin in unit, shower cubicle, shaver point.

Bedroom 2 (12' 0" x 10' 11") or (3.67m x 3.34m)

Upvc glazed window to rear, radiator, textured ceiling.

Bedroom 1 (12' 0" x 10' 11") or (3.67m x 3.34m)

Upvc glazed window to front, radiator, textured ceiling.

Woodlands Park, Ammanford, Carmarthenshire.

Bedroom 3 (9' 9" x 7' 10") or (2.97m x 2.38m)

Upvc glazed window to front, radiator, textured ceiling.

Garage/ Utility (22' 6" x 8' 11") or (6.87m x 2.73m)

Upvc glazed window to rear, Upvc glazed patio doors to to rear, up and over door to front, plumbing for automatic washing machine, fitted base units, work surface, stainless steel sink unit with mixer tap.

Outside

A driveway is situated to the front of the property, providing access to the garage.

Gravelled footpaths lead to the front door with surrounding well-maintained lawned areas.

The rear landscaped outdoor area features a stone staircase that leads to raised lawn, adorned with vibrant plants and flowers. The garden is framed by a tall, well-trimmed hedge providing a sense of privacy. There is also a paved patio seating area.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on High Street continue to the T junction turning right. Continue to the roundabout taking the first left heading towards Betws. Continue along Betws Road turning left into the junction on to Colonel Road. Continue along Colonel road, taking a right into Woodlands Park. Proceed through the estate taking a right into the T-junction, where the property can be found on the right hand side.

