Anna Ashton
ESTATE AGENTS









Cranley, Newtown, Penybanc, Ammanford, SA18 3TE

Offers in the region of £375,000

- Large detached bungalow accessed via private road
- 2 bathrooms
- uPVC double glazing
- Off road parking for several cars
- 4 bedrooms
- Gas central heating
- Single garage
- Front and rear gardens

Ground Floor
uPVC double glazed and beaded entrance door with side panels

Entrance Hall
12'2" red to 3'4" x 30'9" red to 5'3" (3.72 red to 1.03 x 9.39 red to 1.62)
with small built in cupboard, store cupboard, airing cupboard with radiator, slatted shelves and hanging rail, 2 radiators and textured and coved ceiling.

Lounge
24'8" x 13'7" (7.53 x 4.16)



with brick and marble fireplace with electric fire, 2 radiators, 3 wall lights, textured and coved ceiling and uPVC double glazed bow window to front and Patio doors to rear.

Sitting Room/Bedroom 4
15'4" x 12'1" (4.68 x 3.69)



with wooden surround and marble hearth fireplace, dado rail, 2 wall lights, radiator, textured and coved ceiling and uPVC double glazed window to front.

Kitchen
12'4" x 10'5" (3.77 x 3.2)
with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in double electric oven, integrated automatic dishwasher, integrated fridge and freezer, part tiled walls, tiled floor, radiator, textured and coved ceiling, downlights and uPVC double glazed window to rear.

Utility
9'10" x 5'2" (3.02 x 1.6)



with base unit, stainless steel single drainer sink unit with mixer taps, wall mounted gas boiler providing domestic hot water and central heating,plumbing for automatic washing machine, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window and door to rear.

Bedroom 1
12'4" x 14'3" (3.78 x 4.36)



with fitted wardrobes and drawers, radiator, textured and coved ceiling and uPVC double glazed window to rear.

En Suite
9'4" x 3'10" (2.85 x 1.17)



with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, tiled floor, tiled walls, extractor fan, tongue and groove ceiling and uPVC double glazed window to rear.

Bedroom 2
11'10" x 11'8" (3.63 x 3.56)



with fitted wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 3
8'0" x 11'0" (2.46 x 3.37)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

Bathroom
12'3" x 5'9" (3.74 x 1.76)
with built in low level flush WC, vanity wash hand basin with cupboards under, panelled bath, tiled walls, tiled door, extractor fan, radiator, plastic ceiling and uPVC double glazed window to rear.

Outside





with Tarmac drive for several cars, lawned garden to front and paved area. Side access to rear garden with paved patio, flower bed and large lawned garden.

Single Garage
with up and over door.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broad Band Speed: Download: 1800mbps Upload: 220mbps
Mobile coverage: 3: 83% Vodafone: 80% EE: 76% 02: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Rights and Easements: Accessed via a private road
Restrictions:

Council Tax
Band F

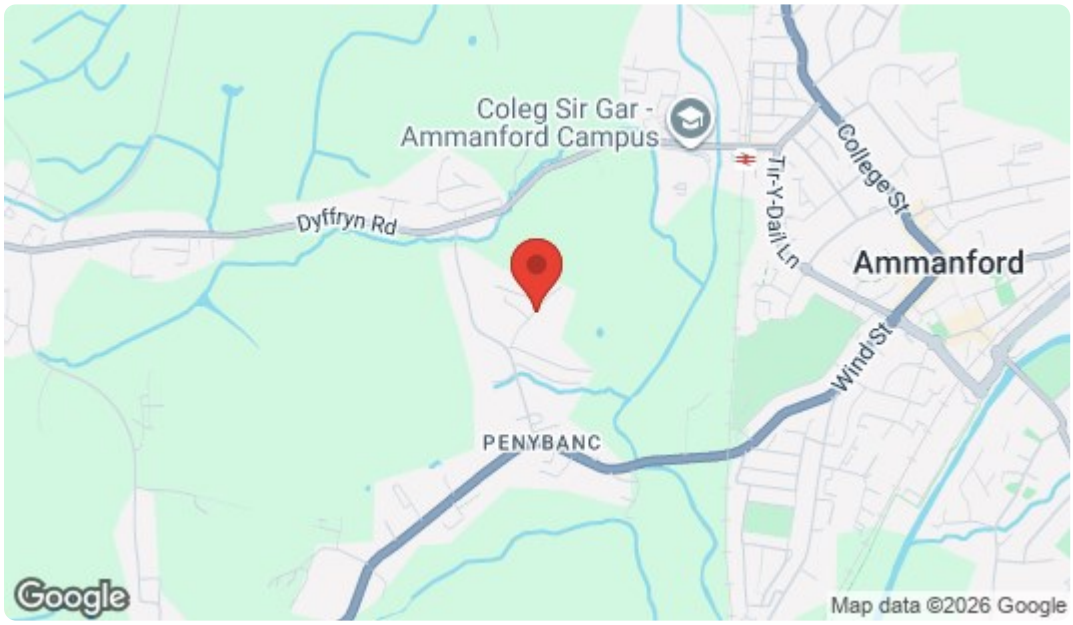
Directions
Leave Ammanford on Wind Street and head towards Penybanc. At the top of the hill turn right into Parklands Road, second right into Newtown and immediately right again and the property can be found on the right hand side at the end of the lane, identified by our For Sale board.

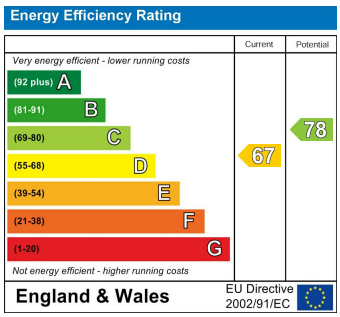
NOTE
All internal photographs are taken with a wide angle lens.

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