Bungalow - Detached (EPC Rating: C)

NEW SCHOOL ROAD, GARNANT, AMMANFORD, SA18 1LL

Reduced To

£345,000

THOMAS & THOMAS estate agents

3 2 1 C

3 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Individually Designed Detached Bungalow completed to a very high standard set in a peaceful location enjoying fine views to the rear overlooking the Amman Valley. The small village of Garnant offers some local amenities for shopping, eating out, golf course and primary school with further shopping, leisure and good transport links just under 4 miles away in Ammanford Town Centre. The accommodation comprises, entrance hallway, open-plan lounge/dining room/kitchen with Bi-Fold doors opening to the rear, 3 bedrooms (1 en-suite) and bathroom. Located at the front of the property is ample car parking and turning area with side pedestrian access leading to the rear decking & patio area and lawned area which is fully enclosed and private offering fine views to open countryside. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band- D. Freehold. EPC-C78. VIEWING IS HIGHLY RECOMMENDED.

Ground Floor
With side entrance door leading into...

Entrance Hallway
4.3 x 2.2 (14'1" x 7'2")
With radiator, hatch to roof space with pull down ladder, partially boarded and electricity connected, storage cupboard, Amtico flooring, access to all rooms with double doors leading into....

Open Plan Lounge/Dining/Kitchen
4.2 x 8.6 (13'9" x 28'2")
With a range of modern Sigma 3 base and wall units, one and a half bowl sink unit with mixer taps, Rangemaster cooking range with induction hob, integrated dishwasher, space for washing machine, integrated wine cooler, Neff fitted microwave, Space for American Style Fridge/Freezer, Amtico flooring, spotlights to kitchen area, centre ceiling light, coved ceiling, suspended modern log effect gas fire, Worcester gas boiler providing domestic hot water and central heating and two sets of Bi-Fold doors opening to the rear of the property with fine views overlooking the Amman Valley and window to the side of the property with wooden shutters fitted.

Master Bedroom
4.2 x 4.3 (13'9" x 14'1")
With radiator, fitted wardrobes and window to the front of the property fitted with wooden shutters.

En-Suite
1.4 x 3.3 (4'7" x 10'9")
With low level flush WC, vanity unit with inset wash hand basin, double shower cubicle, heated towel rail, part tiled walls, Amtico flooring, spotlights, extractor fan and window to the side of the property.

Bedroom 2
3.7 x 3.6 (12'1" x 11'9")
With radiator and window to the front of the property fitted with wooden shutters.

Bedroom 3
2.3 x 3.2 (excl fitted wardrobes) (7'6" x 10'5" (excl fitted wardrobes))
With radiator, Hammonds Fitted Wardrobes and window to the side fitted with wooden shutters.

Family Bathroom
2.8 x 2.8 (9'2" x 9'2")
With low level flush WC, vanity unit with inset wash hand basin, freestanding high back bath with centre mixer taps, double shower cubicle, extractor fan, heated towel rail, radiator, part tiled walls and window the side of the property fitted with wooden shutters.

Externally
Front: Ample parking and turning area for several vehicles and side pedestrian access leading to side entrance door and rear of the property.

Rear: Fully enclosed rear garden consisting of Composite grey decking with glass balustrade, porcelain tiled patio leading to lawned area with outside lights and electric points overlooking fine views.

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
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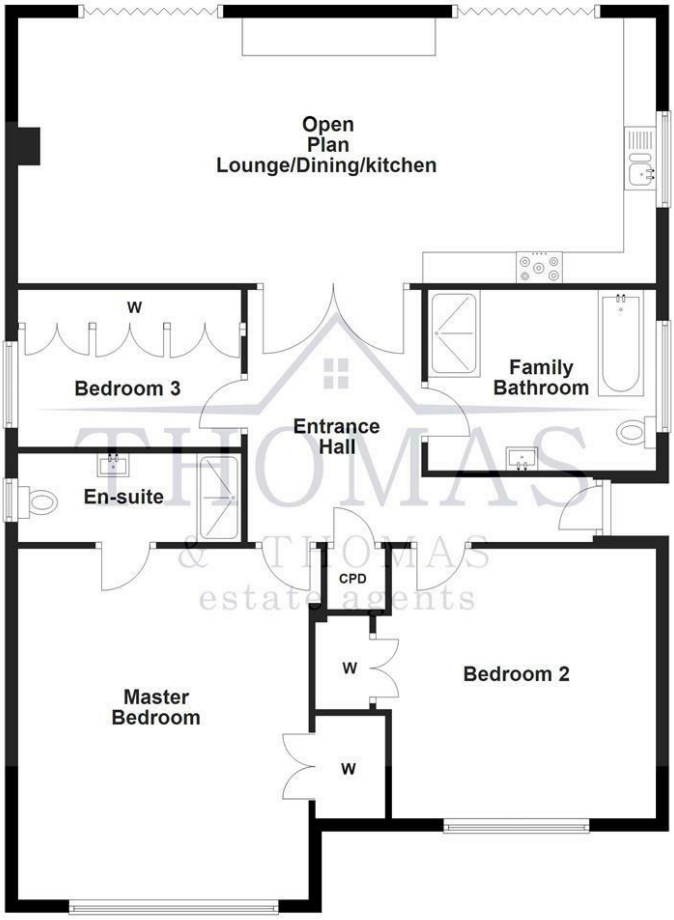
Directions
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Continue for approximately 4 miles into the village of Garnant. Turn right into New School Road and the property can be located on the right hand side.

Ground Floor

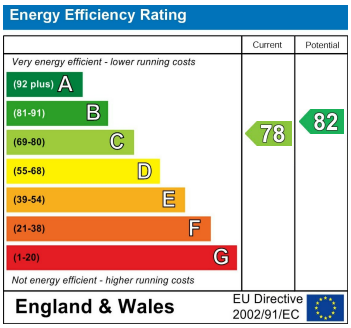


Total area: approx. 130.9 sq. metres (1409.5 sq. feet)

Council Tax Band

D

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.

THOMAS & THOMAS estate agents