



MeadowSweet Tabernacle Road, Glanamman, Ammanford, SA18 2YB

Offers in the region of £180,000

A semi detached bungalow accessed via a private drive leading to a row of 6 bungalows set in the village of Glanamman approximately 3 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with laminate floor, radiator and coat hooks.

Lounge

16'10" x 11'9" (5.15 x 3.60)



with laminate floor, radiator and uPVC double glazed French doors to front and side.

Kitchen

10'2" x 8'4" (3.12 x 2.56)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with monobloc tap, Rangemaster cooker with extractor over, wall mounted boiler providing domestic hot water and central heating, radiator and uPVC double glazed window and door to side.

Bathroom

8'2" x 10'8" (2.49 x 3.26)



with low level flush WC, pedestal wash hand basin, P shape panell bath with mains shower over and glass screen, part tiled walls, hatch to roof space, textured ceiling, extractor fan and uPVC double glazed window to front.

Bedroom 1

14'7" x 14'1" (4.45 x 4.31)



with radiator and uPVC double glazed window to rear.

Bedroom 2

12'6" x 11'10" (3.83 x 3.61)



with radiator and uPVC double glazed window to rear.

Bedroom 3

17'10" x 9'11" (5.46 x 3.03)



with radiator and uPVC double glazed window to rear.

Outside



with off road parking for 3/4 cars, lawned garden to front, side access to rear garden with outside tap and lawned garden.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Means (water meter)

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

There is Japanese Knotweed to the rear boundary

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from river: High Risk.

Flooding from surface water and small water courses: very low.

Rights and Easements: None

Restrictions: None

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

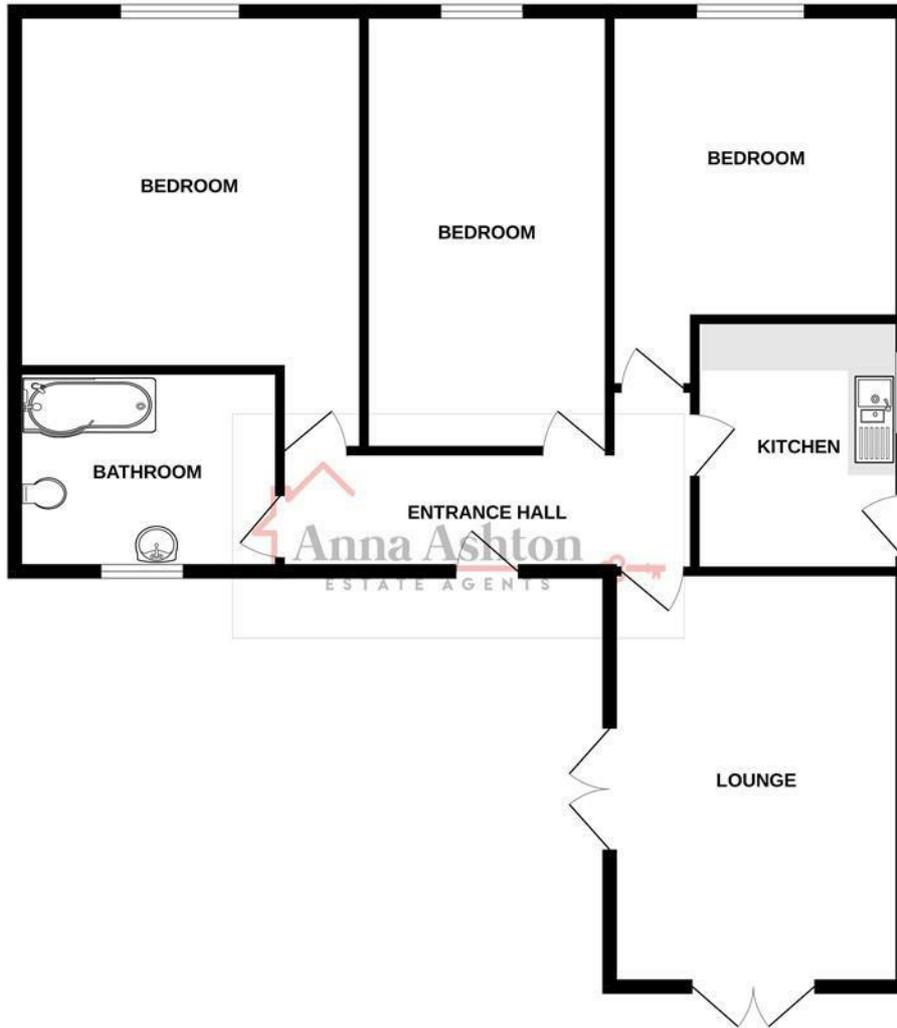
Agents Note

There is Japanese Knotweed behind

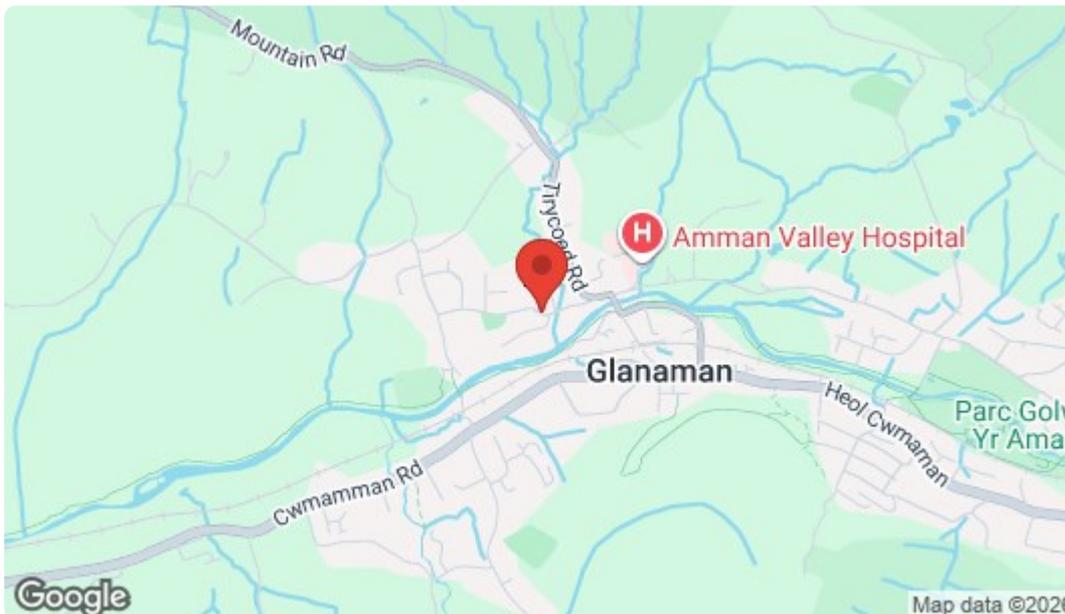
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left sign posted for the hospital. Proceed over the river bridge and the fork left onto Tabernacle Road and on your left hand side there are 2 private driveways, take the right hand drive and the property can be found on the right hand side, identified by our For Sale board.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:

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