



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

**21 Parc Bwtri Mawr
Ammanford
Carmarthenshire
SA18 2EZ**

Price £449,950



- Three bedroom detached bungalow
- Popular location
- Living area, dining room
- Kitchen, bathroom, WC
- Upvc triple glazing
- Gas fired central heating
- Driveway for ample parking, garage
- Low maintenance gardens, garden room
- Finished to a high standard
- Internal viewings are highly recommended

General Description

We have the pleasure in offering for sale this three bedroom detached bungalow located on a popular estate of similar properties in the 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.

EPC Rating: C75

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

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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**

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Parc Bwtri Mawr, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises entrance porch, hallway living area, dining room, kitchen, bathroom, Wc, three bedroom, integral garage and a fibreglass built, fully insulated garden room.

The property has the benefit of Upvc triple glazing, gas fired central heating, low maintenance rear garden and a driveway for ample parking.

Upvc glazed door to

Entrance Porch (8' 2" x 6' 6") or (2.50m x 1.97m)

Upvc glazed windows surround, tiled floor.

Hallway

Radiator, coved ceiling, five down lights, herringbone flooring, hatch to roof space.

Bedroom 2 (11' 11" x 11' 3") or (3.62m x 3.42m)

Upvc glazed bay window to front, radiator, coved ceiling, four down lights.

Bathroom (12' 4" x 7' 8") or (3.77m x 2.33m)

Upvc glazed window to side, towel radiator, electric under floor heating, tiled walls, tiled floor, four down lights, walk in double shower, bath, close coupled WC, wash hand basin.

Bedroom 1 (12' 10" x 12' 0") or (3.90m x 3.66m)

Upvc glazed window to side, radiator, coved ceiling, four down lights.

Living Area (24' 0" Max x 18' 1" Max) or (7.32m Max x 5.50m Max)

Upvc glazed window to rear, two radiators, coved ceiling, herringbone flooring, electric fire with wooden mantle surround.

Dining Room (11' 11" x 11' 7") or (3.63m x 3.54m)

Upvc glazed window to side and rear, Upvc glazed patio doors to rear, radiator, textured and coved ceiling, laminate flooring.

Kitchen (12' 10" x 11' 6") or (3.92m x 3.50m)

Upvc glazed window to rear, upvc glazed window to rear, radiator, coved ceiling, eight down lights, tiled flooring, fitted wall and base units, quartz work surface, tiled splash back, non-scratch Belfast sink, oven, induction hob with extractor fan above, integrated dishwasher, integrated washing machine, integrated fridge.

Parc Bwtri Mawr, Ammanford, Carmarthenshire.

W.C. (9' 10" x 3' 10") or (3.0m x 1.18m)

Upvc glazed window to side, radiator, coved ceiling, two down lights, tiled floor, close coupes WC, wash hand basin.

Bedroom 3 (11' 0" x 8' 11") or (3.35m x 2.73m)

Upvc glazed window to front, radiator, cover ceiling, four down lights, fitted wardrobes.

Garage (17' 0" x 9' 11") or (5.18m x 3.02m)

Upvc glazed window to side, electric up and over door to front, Baxi gas fired boiler controlling domestic hot water and central heating.

Outside

Driveway to front for ample parking with surrounding slate gravel areas and mature shrubs.

Side pedestrian access.

The rear garden is made up of a Spanish porcelain paving with fitted LED lights in part of the grouting.

Garden room (15' 9" x 8' 10") or (4.80m x 2.68m)

Fibreglas built with wood cladding, fully insulated, Upvc patio doors, Upvc glazed window, six down lights, fisher electric radiator, tiled floor.

Agents Note

According to Natural Resource Wales there is a risk between 1% and 3.3% chance each year of flooding from rivers, but there is no known history of flooding at the property.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

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 right into Parc Bwtri Mawr. Continue into Parc Bwtri Mawr and proceed into the back of the estate and bear right, where the property will be found on the left hand side.

