



30 Woodlands Park, , Ammanford, SA18 2HF

Offers in the region of £300,000

- Detached bungalow
- Gas central heating
- Garage
- Front and rear gardens
- 3 bedrooms
- uPVC double glazing
- Off Road Parking
- NO ONWARD CHAIN

Ground Floor

Porch

with uPVC double glazed window to side and radiator

Entrance Hall

with radiator, textured and coved ceiling, hatch to roof space and airing cupboard

Lounge/Diner

25'9" x 13'3" (red to 9'3") (7.85 x 4.06 (red to 2.82))



with two radiators, textured and coved ceiling, uPVC double glazed window to front and sliding doors to rear

Kitchen

10'5" x 11'8" (3.20 x 3.57)



with base and wall units, 1 bowl sink unit with monobloc tap, 4 ring gas hob with extractor over and oven under, plumbing for automatic dish washer, part tiled walls, radiator, textured ceiling and uPVC double glazed window and door to rear

Bedroom 1

10'10" x 10'9" (3.32 x 3.28)



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

Ensuite

7'9" x 2'5" (2.37 x 0.76)



with low level flush WC, vanity wash hand basin, shower enclosure with mains shower, radiator, textured ceiling and uPVC double glazed window to front

Bedroom 2

10'6" x 11'6" (3.21 x 3.52)



with textured and covered ceiling, radiator and uPVC double glazed window to rear

Bedroom 3

7'9" x 7'5" (2.37 x 2.27)



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

Bathroom

7'4" x 6'3" (2.24 x 1.91)



with low level flush WC, pedestal wash hand basin, walk in shower with shower mains, part tiled walls, radiator, textured ceiling and uPVC double glazed window to rear.

Outside



with paved driveway leading to garage and gravelled area to front, side access leading to enclosed rear garden with landed area, paved patio area, gravelled area and flower beds

Garage

22'5" x 8'5" (6.84 x 2.57)

with electric door, plumbing for automatic washing machine, space and plumbing for vented tumble dryer, power and light

connected, uPVC double glazed window and door to rear

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas mains

Broad Band Speed:Download 1800 Mbps,

Upload 220 Mbps

Mobile coverage: Vodafone 80%, Three 77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Low risk

Rights and Easements:

Restrictions:

Council Tax

Band E

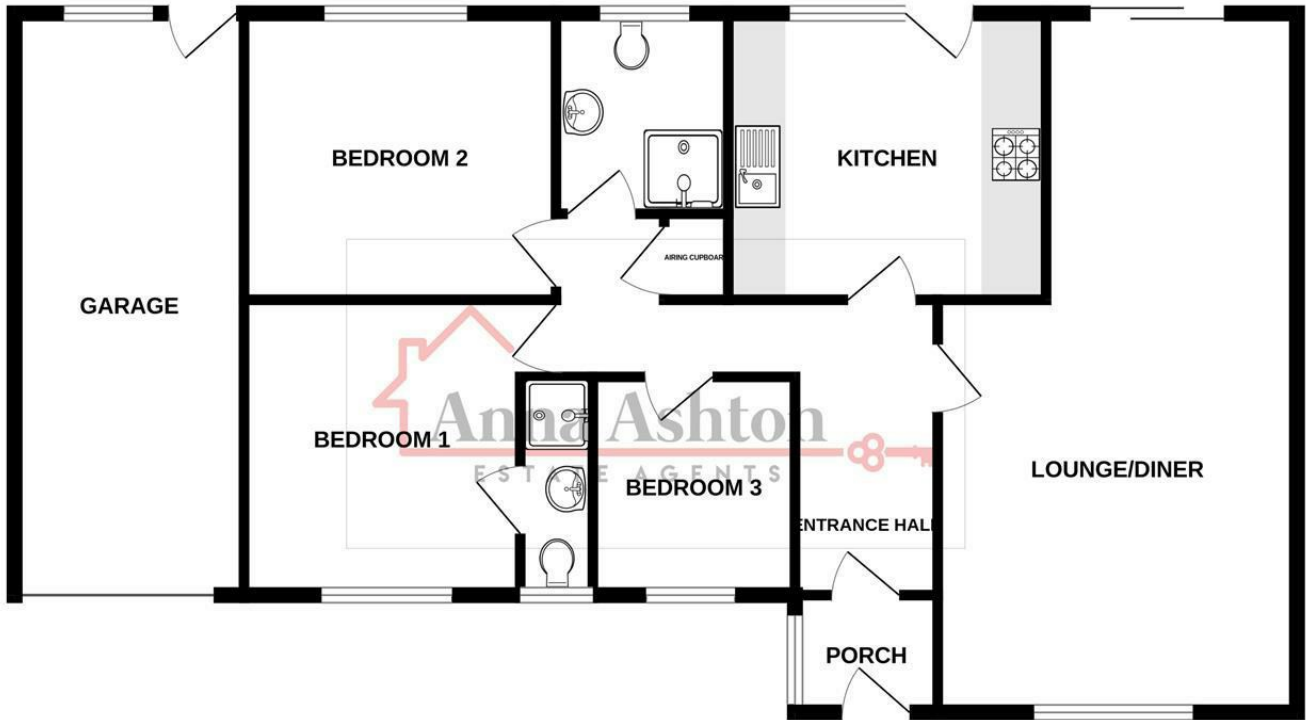
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind Street and at the roundabout turn left. Proceed over the first roundabout, left at the second roundabout then right at the third roundabout. Proceed over the river bridge and up the hill. Continue straight on into Colonel Road and proceed up the hill. Turn right into Woodlands park, turn right again 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.