



**33 Wernddu Road, Ammanford, Ammanford, SA18 2NE**

**Offers in the region of £365,000**

A detached family home set in a sought after location on the edge of Ammanford town centre, within walking distance of most local amenities and approximately 5 miles from the M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, utility room, shower room, kitchen, dining room, office and rear porch to the ground floor; 3 bedrooms (2 with walk-in wardrobe), bathroom to the first floor. The property has the benefit of gas central heating, uPVC double glazing, front and large rear gardens, driveway and garage.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with oak floor, stairs to first floor, radiator, coved ceiling and coat hooks

### Lounge

17'11" x 11'11" (5.47 x 3.65)



with oak floor, feature fireplace, radiator, coved ceiling and uPVC double glazed bow window to front. Double doors leading to

### Kitchen

8'0" x 12'5" (2.44 x 3.81)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with Monobloc tap, 5 ring electric hob with extractor fan over, integrated dishwasher, integrated oven, downlights, coved ceiling, tiled floor and uPVC double glazed French doors and window to rear porch . Opening to

### Sitting Room

9'8" x 7'3" (2.95 x 2.21)



with oak floor, radiator, coved ceiling, uPVC double glazed window and door to side.

### Office

5'7" x 8'2" (1.72 x 2.49)



with oak floor, radiator and uPVC double glazed window to side.

### Dining Room

10'11" x 12'6" (3.33 x 3.83)



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

### Utility Room

8'3" x 6'1" (2.54 x 1.87)



with wall and base units, stainless steel single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, radiator, coved ceiling, tiled walls, tiled floor, hatch to roof space, door to integral garage and uPVC double glazed window to rear.

### **Downstairs Shower Room**

8'3" x 2'11" (2.54 x 0.89)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, extractor fan, downlights, radiator, coved ceiling, tiled walls, tiled floor and light tunnel.

### **Rear Porch**

4'0" x 5'6" (1.23 x 1.69)

with polycarbonate roof, uPVC double glazed window and patio door to rear.

### **First Floor**

#### **Landing**

with hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed window to side.

### **Bedroom 1**

10'7" x 12'0" (3.24 x 3.66)



with oak floor, radiator, coved ceiling, walk in wardrobe and uPVC double glazed bow window to front.

### **Bedroom 2**

11'0" x 12'6" (3.37 x 3.83)



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

### Bedroom 3

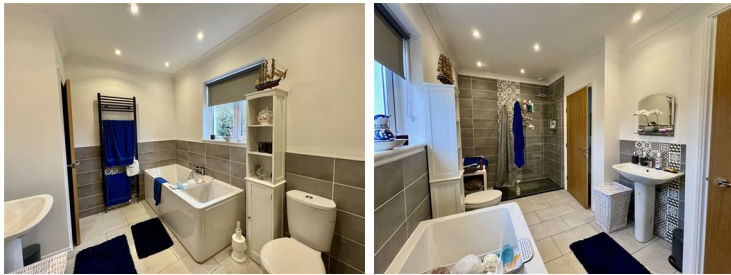
6'10" x 11'11" (2.1 x 3.65)



with radiator, coved ceiling, walk in wardrobe and uPVC double glazed window to rear.

### Bathroom

8'0" x 9'2" (2.44 x 2.81)



with pedestal wash hand basin, store cupboards, panelled bath, walk in shower with mains shower, downlights, extractor fan, heated towel rail, part tiled walls, tiled floor, coved ceiling and two uPVC double glazed window to rear.

### Outside



Lawned garden to front.  
Enclosed rear garden with paved patio area, decking area, gravelled area, lawn, shrubs and bushes, apple trees, outside tap, outside light and block shed with uPVC double glazed window and door.

### Integral Garage

18'8" x 8'11" (5.7 x 2.72)

with hatch to roof space, up and over door, power and light connected.

### Council Tax

Band D

### Directions

Leave Ammanford on High Street and turn third left into Wernddu Road, proceed up the hill and the property can be found on the right hand side, identified by our For Sale board.

### NOTE

All photographs are taken with a wide angle lens.

### Material Information

#### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas

Broad Band Speed: Download 1800Mbps

Upload 220Mbps

Mobile coverage: Vodafone 83%, EE 76%,  
Three 74%, O2 61%

#### ISSUES WITH POTENTIAL IMPACT:

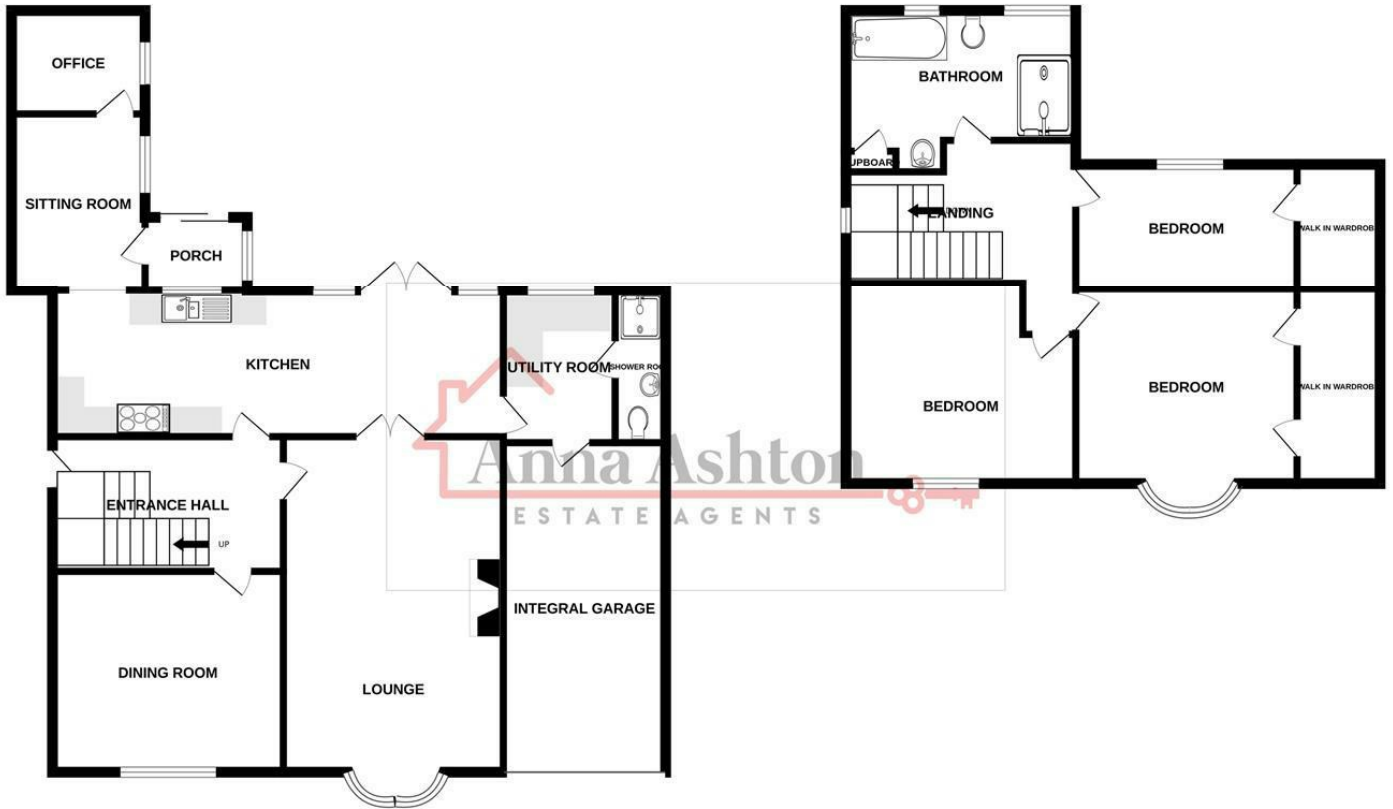
Flood Risk: Flooding from rivers- Very Low risk, flooding from surface water and small watercourses- Very low risk

Rights and Easements:none

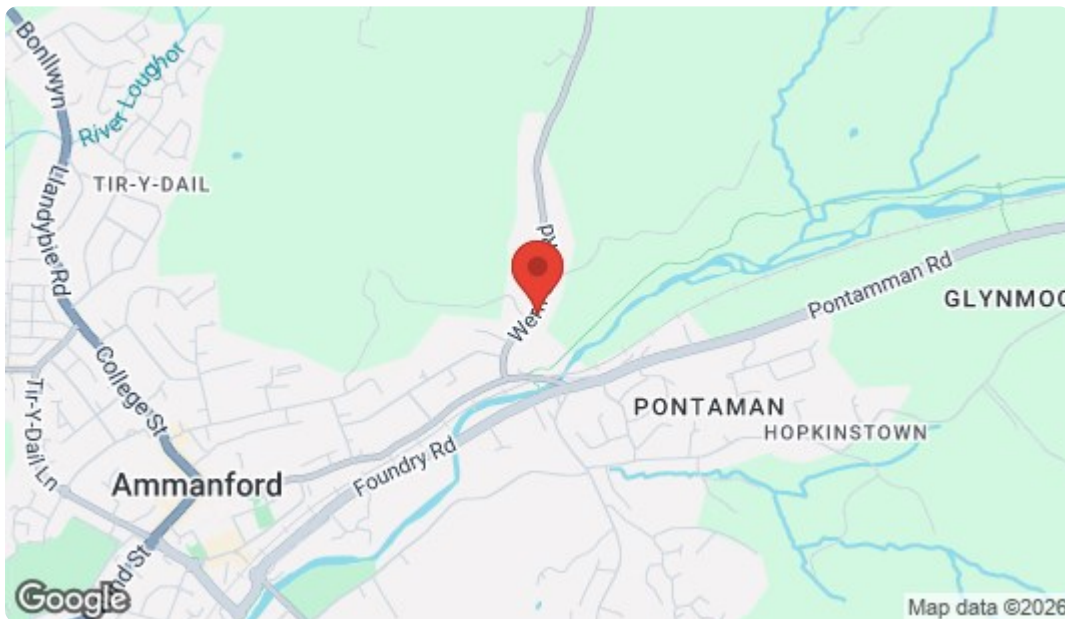
Restrictions: none

GROUND FLOOR

1ST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	77
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	58	71
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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