





Bungalow - Detached (EPC Rating: C) Freehold

CLOS NANT-Y-CI, SARON, AMMANFORD, SA18 3SZ

Offers In The Region Of

£270,000

THOMAS & THOMAS estate agents

3 1 1 C

3 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Well Presented Detached 3 Bedroom Bungalow located on a site of similar properties in the small village of Saron offering local amenities of post office, primary school and community hall with further shopping and leisure facilities located in Ammanford Town Centre. The accommodation comprises, Entrance Hall, Lounge, Kitchen Diner, Utility room, 3 Bedrooms and Shower room. Externally there is a lawned area at the front and to the side there is off road parking on driveway, garage and pedestrian access to enclosed side and rear gardens. The property benefits from Oil Central Heating & uPVC Double Glazing.

Council Tax band- D. Freehold. EPC- C79. NO ONWARD CHAIN. VIEWING RECOMMENDED

Ground Floor
With side entrance door leading into...

Entrance Hall
With radiator, coved ceiling, laminate flooring, storage cupboard and hatch to roof space.

Lounge
3.74 x 5.64 (12'3" x 18'6")
With radiator, coved ceiling, laminate flooring, feature marble effect fireplace, Patio Doors and window to the side of the property.

Kitchen Diner
3.73 x 4.55 (12'2" x 14'11")
With a range of base and wall units, single drainer sink unit with mixer taps, electric hob with extractor above and oven below, integrated dishwasher, integrated fridge/freezer, radiator, coved ceiling, part tiled walls, tuield floor, spotlights, window and door to the side of the property.

Utility Room Rear End of Integral Garage
3.21 x 4.15 (10'6" x 13'7")
With a range of base and wall units, plumbing for automatic washing machine, free standing Worcester Boiler providing domestic hot water and central heating and door leading to the rear of the property.

Front End of Garage
3.20 x 1.48 (10'5" x 4'10")
With roller doors and storage.

Bedroom 1
3.76 x 4.78 (12'4" x 15'8")
With radiator, coved ceiling, laminate flooring and window to the side of the property.

Bedroom 2
3.6 x 6.47 (11'9" x 21'2")
With radiator, coved ceiling, laminate flooring and window to the side of the property.

Bedroom 3
3.84 x 2.61 (12'7" x 8'6")
With radiator, coved ceiling and window to the rear of the property.

Bathroom
2.42 x 3.04 (7'11" x 9'11")
With low level flush WC, large vanity unit with inset wash hand basin, bidet, double shower cubicle, heated towel rail, coved ceiling, fully tiled walls, tiled floor and window to the front of the property.

External
Front/Side: With gravel to the front and side lawned area.

Rear: With enclosed rear garden laid to lawn with mature shrubs and trees and patio area. Oil Tank.

Services
Mains electricity, water and drainage.

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.



NOTE
This property has solar panels which are owned by the vendor and would be transferrable to new vendors.

VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

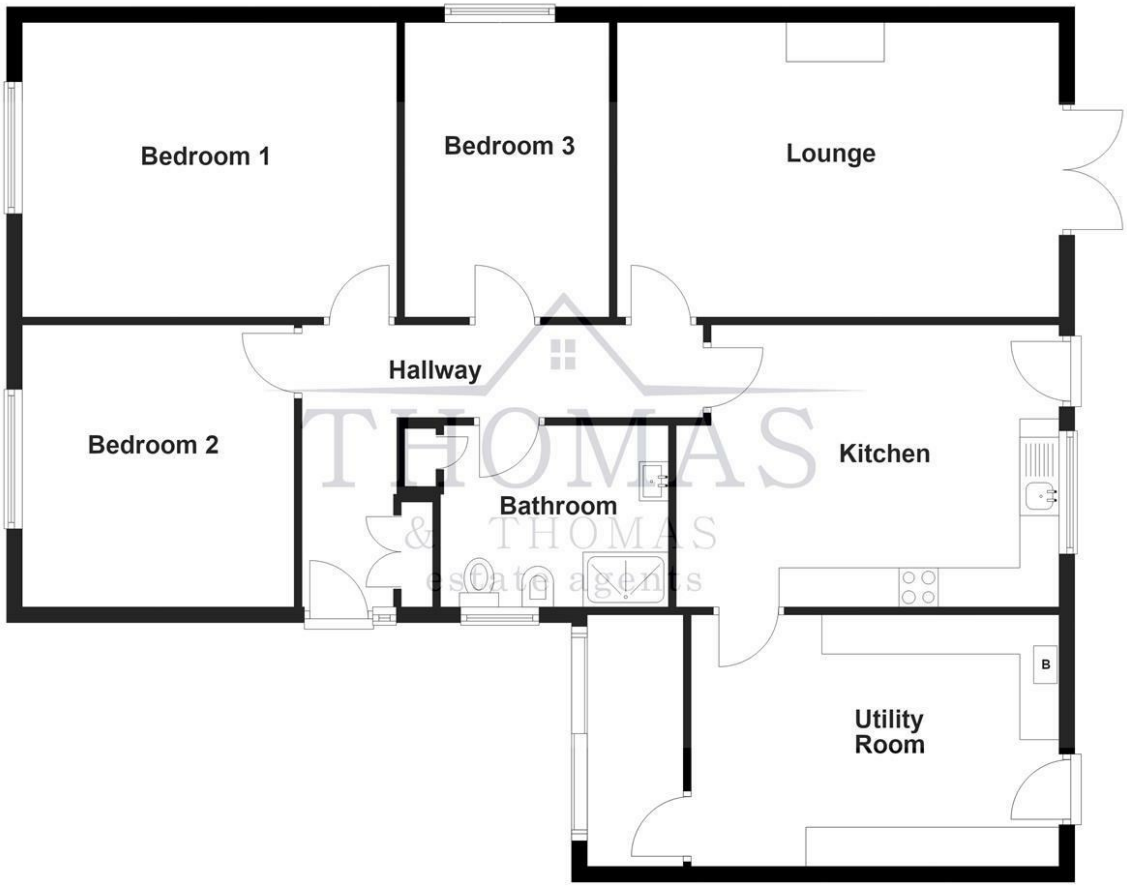
SOCIAL MEDIA
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Directions
Leave Ammanford on College Street then turn third left into Station Road. Turn second right and proceed over the railway crossing and up the hill to Saron. As the road levels off turn left into Nant Y Ci Road then second right into Clos Nant Y Ci. Turn first right and the bungalow can be found on the right hand side, identified by our For Sale board.





Ground Floor

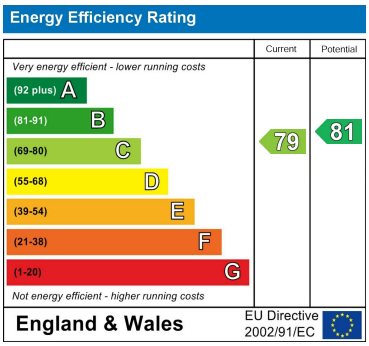


Total area: approx. 117.3 sq. metres (1262.4 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

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https://www.thomasandthomas-property.co.uk/

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.