



Bungalow - Detached (EPC Rating: ) Freehold

# WOODLANDS PARK, AMMANFORD, SA18 2HF

Offers In The Region Of

## £295,000

# 3 Bedroom Bungalow - Detached located in Ammanford

We have pleasure in offering for sale this spacious 3 bedroom detached bungalow set in a development of similar properties, close to Ammanford town centre with all its amenities, bus and rail links and schools and super markets. Accommodation briefly comprises of entrance porch, hallway, lounge, kitchen, 3 bedrooms one with en-suite and bathroom the property benefits from gas fired central heating, double glazing, front and rear garden, off road parking and garage. Viewing recommended. Council Tax Band- E. Freehold. EPC- TBC. NO ONWARD CHAIN.

## Ground floor

With entrance porch, tiled floor and door leading into....

## Entrance hall

With radiator, coved and textured ceiling, hatch to roof space and storage cupboard.

## Lounge

4.0 x 6.1 (13'1" x 20'0")  
with radiator, coved and texture ceiling, fireplace and two uPVC windows to the front.

## Kitchen

3.0 x 4.47 (9'10" x 14'7")  
With radiator, coved and smooth ceiling, With a range of base. wall and display units, one and a half bowl stainless steel sink unit with mixer taps, 4 ring electric hob with extractor above, eye level electric oven, integrated fridge, integrated freezer, plumbing for automatic washing machine, fully tiled walls and floor and uPVC window and door to the side of the property.

## Bathroom

2.7 x 2.8 (8'10" x 9'2")  
With radiator, textured ceiling, fully tiled walls and floor, panelled bath, With low level flush WC, pedestal wash hand basin, shaver point and uPVC window to the side.

## Bedroom 1

6.12 x 5.4 (20'0" x 17'8")  
With two radiators, coved and textured ceiling, fitted wardrobes and uPVC window to the rear.

## En-suite

with radiator, fully tiled walls and floor, textured ceiling,

shower cubicle, low level flush WC, pedestal wash hand basin and uPVC window to the side.

## Bedroom 2

3.41 x 2.99 (11'2" x 9'9")  
With radiator, coved and textured ceiling and uPVC patio doors to the rear.

## Bedroom 3

2.06 x 2.97 (6'9" x 9'8")  
With radiator, coved and textured ceiling, fitted wardrobes and uPVC window to the front.

## External

Front : Ample parking, single garage with roller door and side pedestrian access leading to rear of the property.

Rear : With level enclosed rear garden with patio area, mature shrubs, lawned area, block built tiled roof storage shed with electric connected and uPVC window and door.

## Services

Mains gas, electricity, water and drainage.

## Council tax

Band -E

## Tenture

Freehold.

## NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.



### **VIEWINGS**

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### **SOCIAL MEDIA**

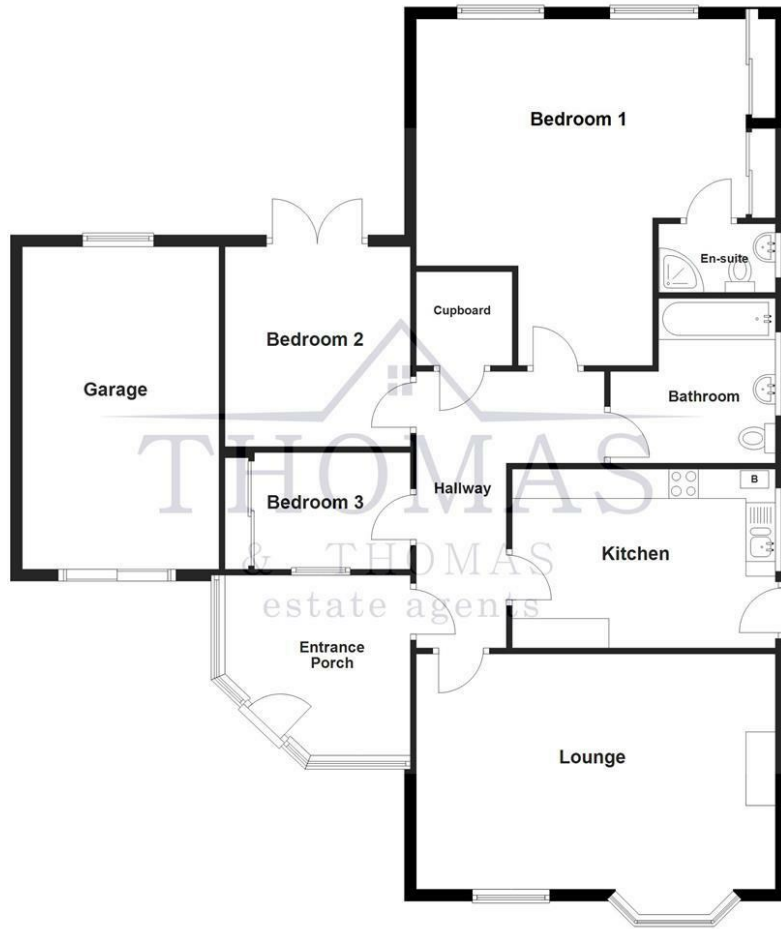
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### **Directions**

Leave Ammanford on Wind Street, at the traffic lights turn left, proceed straight over the first mini roundabout, left at the second and right at the third roundabout. Continue over the river bridge, up the hill then turn second left into Colonel Road, proceed for a further half a mile and turn right into Woodlands park take the first right and the property can be found at the bottom of the hill to the right hand side identified by our for sale board.



Ground Floor

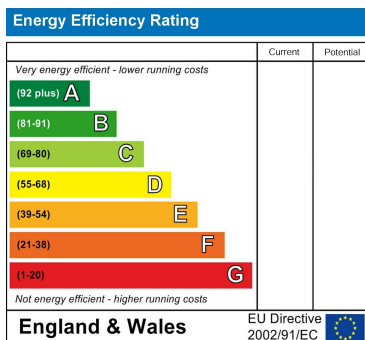


Total area: approx. 136.7 sq. metres (1471.1 sq. feet)

Council Tax Band

**E**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

<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.

