



Bungalow - Detached (EPC Rating: E) Freehold

# ISCENNEN ROAD, AMMANFORD, SA18 3BD

Offers In The Region Of

# £125,000

# 2 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this 2 Bedroom Detached Bungalow located within easy walking distance of Ammanford Town Centre with all it's amenities for shopping, leisure facilities, schools and the Ammanford Park with bowling green, tennis courts, cricket pitch and playground. The M4 Motorway is approximately 6 miles away at Junction 49. The accommodation comprises Entrance Hallway, Lounge, Dining Room, Kitchen, Utility, Two Bedrooms and Shower Room located on the ground floor with Converted Attic Space and Cloakroom on the first floor. The property benefits from Gas Central Heating and partly uPVC Double Glazing. CASH BUYERS ONLY

Council Tax Band - C. Freehold. EPC - E53. NO ONWARD CHAIN.

## Ground Floor

Front entrance door leading into...

### Entrance Hall

With radiator, textured and coved ceiling.

### Rear Hall

With radiator, wall lights, dado rails, stairs to converted attic space and textured and coved ceiling.

### Dining Room

3.60 x 3.35 (11'9" x 10'11")

With radiator, textured and coved ceiling and window to the front of the property.

### Kitchen

4.28 x 2.70 (14'0" x 8'10")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, gas cooker point, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler providing domestic hot water and central heating, radiator, part tiled walls, tiled floor, textured and coved ceiling and door leading to...

### Utility

1.24 x 14.45 (4'0" x 47'4")

With a range of base and wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, tiled floor, two windows to the side and a doors leading to the front of the property and to the garage.

### Lounge

4.77 x 4.25 (15'7" x 13'11")

With radiator, feature fireplace with gas inset, textured and coved ceiling and bay window to the front.

### Bedroom 1

3.33 x 3.54 (10'11" x 11'7")

With radiator, vanity wash hand basin, textured and coved ceiling and window to the side.

### Bedroom 2

3.32 x 3.09 (10'10" x 10'1")

With radiator, vanity wash hand basin, textured and coved ceiling and window to the rear.

### Shower Room

3.35 x 1.58 (10'11" x 5'2")

With low level flush WC, vanity wash hand basin, double walk in electric shower, heated towel rail, extractor fan, shaver light/point, tiled walls, tiled floor, textured and coved ceiling and obscure glass window to the side.

### Attic Space

5.51 x 4.92 (18'0" x 16'1")

Converted attic space on the first floor, featuring a radiator, textured and coved ceiling and windows to the front and side. Includes a low level flush WC, pedestal wash hand basin, part tiled walls, textured and coved ceiling and an obscure glass window to the side.

### Garage

4.29 x 2.56 (14'0" x 8'4")

With up and over door and power and light connected.

### External

With gated side access from both sides of the property, stone ramp leading to front with paved steps and patio area.

### Services

Mains gas, water, electric and drainage.

### Council Tax

- Band C.

### 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.

### Viewings

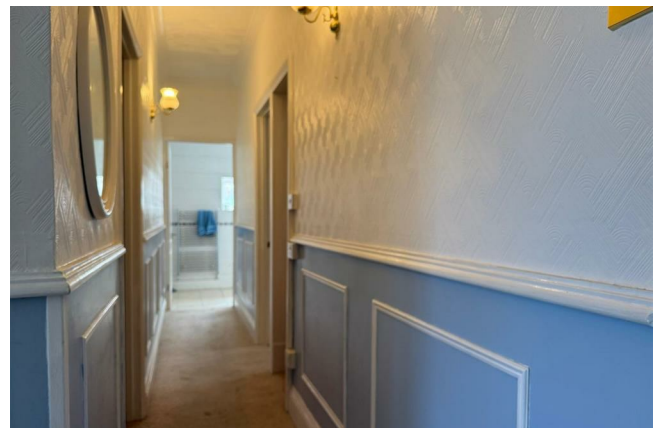
By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### Social Media

Follow us on Facebook: Thomas & Thomas Estate Agents  
Follow us on Instagram and X: ThomasThomas\_EA

### Directions

Leave Ammanford along College Street, take the first turning left and just after passing Talbot Road the property can be found on the right hand side identified by our For Sale board.

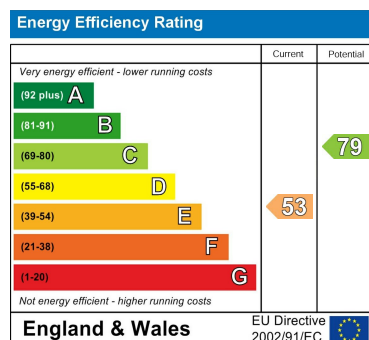




Council Tax Band

**C**

Energy Performance Graph



Call us on

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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.