



Bungalow - Detached (EPC Rating: C) Freehold

BRYNMAWR AVENUE, AMMANFORD, SA18 2DA

Offers In The Region Of

£440,000

THOMAS
& THOMAS
estate agents



4 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this extremely well-presented detached bungalow, located in a prime position within easy walking distance of Ammanford Town Centre. The town offers a range of amenities including shopping, leisure facilities, primary and secondary schools and good transport links, with the M4 Motorway (Junction 49) just 6 miles away. The accommodation comprises Entrance Porch, Lounge, Kitchen with Dining Area, Master Bedroom with Dressing Area and En-Suite, Three further Bedrooms (one located on the lower ground floor), Family Bathroom, Utility Room and Double Garage located on the lower ground floor. Externally, the property has two driveways surrounded by composite panel fencing, providing ample parking. To the rear, there is a patio area leading to a lawned garden with views over open countryside. The property benefits from Partial Underfloor Heating with remainder of property serviced by Gas Central Heating and uPVC Double Glazing.

Council Tax Band - E. Freehold. EPC - C74. VIEWING HIGHLY RECOMMENDED.

Ground Floor

With front entrance door leading into...

Hallway

With ceramic tile flooring, spotlights, under floor heating and Velux window.

Lounge

4.0 x 6.4 (13'1" x 20'11")

With ceramic tile flooring, under floor heating, feature floor to ceiling stone wall with modern inset glass wood burner, wall lights and windows to the front of the property.

Kitchen with Dining Area

3.8 x 8.2 (12'5" x 26'10")

With a range of modern fitted base and wall units, one and a half bowl sink unit with mixer taps, Caple 5 zone induction hob with extractor hood above, Neff eye level double electric oven, Neff integrated dishwasher, two Neff integrated fridge/freezers and Neff integrated microwave. Additional features include spotlights, ceramic tile floor with underfloor heating, windows to the rear and side and Bi-Fold Doors leading to the rear of the property.

Inner Hallway

With airing cupboard, ceramic tile floor with under floor heating leading to....

Master Bedroom

4.2 x 3.4 (13'9" x 11'1")

With radiator, fitted bedroom suite, leading into...

Dressing Room

2.2 x 4.8 (7'2" x 15'8")

With radiator, window to the side and patio doors leading to a balcony.

En-Suite

2.3 x 1.4 (7'6" x 4'7")

With low level flush WC, elevated vanity unit housing pedestal wash hand basin, double shower cubicle, extractor fan, heated towel rail and Respatex walls.

Bedroom 2

3.95 x 3.4 (12'11" x 11'1")

With radiator, fitted wardrobes and window to the rear of the property.

Bedroom 3

3.0 x 2.8 (9'10" x 9'2")

With radiator and window to the rear of the property.

Family Bathroom

2.6 x 1.8 (8'6" x 5'11")

With low level flush WC, elevated vanity unit with inset pedestal wash hand basin, panelled bath with overhead shower, spotlights, extractor fan, fully tiled walls, ceramic tile floor and obscure glass window to the front of the property.

Lower Ground Floor

With window to rear and stairs leading to...

Utility Room

4.2 x 2.3 (13'9" x 7'7")

With a range of base and wall units, single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, radiator, understairs cupboard converted to cloakroom with low level flush WC, window and door leading to the side of the property.

Bedroom 4

4.1 x 3.2 (13'5" x 10'5")

With cast iron style radiator, luxury vinyl tile floor, spotlights, fitted wardrobes housing wall mounted gas boiler providing domestic hot water and central heating and obscure glass window to the rear of the property.

Garage

4 x 4.4 (13'1" x 14'5")

With roller doors and electricity connected.

External

Front: The property benefits from two driveways, one on either side of the property. One driveway leads to a double garage (4m x 4.4m) with steps up to the front entrance porch, overlooking a rockery with shrubs and flowers. The second driveway provides direct access to the front entrance door. Composite panel fencing surrounds both driveway areas.

Rear: With paved patio area, steps leading to a further lawned area and access to the lower ground floor, with views over open countryside. Two outside taps, electric points at both the upper level near the patio area and the lower garden area.



Services

Mains gas, electricity, water and drainage.

Underfloor heating in hallway, kitchen with dining area and lounge.

Council Tax

- Band E.

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

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 right, pass the GP Surgery and bear left, continue along this road and the property can be located on the left hand side.

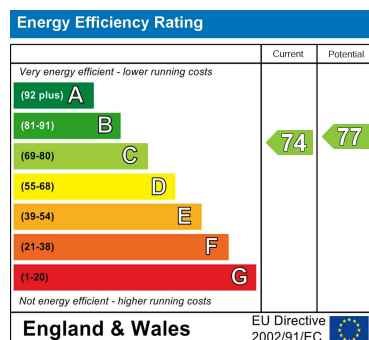




Council Tax Band

E

Energy Performance Graph



Call us on

01269 597949

ammanford@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.