



Bungalow - Detached (EPC Rating: E) Freehold

**LON GER Y COED, AMMANFORD, SA18
2JA**

Reduced To

£225,000

3 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas Estate Agents are pleased to offer For Sale this Well Presented 3 Bedroom Detached Bungalow located close to Ammanford Town Centre with all its amenities for shopping and leisure facilities, set in a quiet location. The accommodation comprises, Hallway, Lounge, Kitchen, Shower room and 3 Bedrooms, externally there is a small garden area to the front with side driveway leading to garage and rear garden area with patio and lawned area. This bungalow has been recently refurbished. The property benefits from Gas Central Heating and uPVC Double Glazing. Council Tax Band - C. Freehold. Viewing recommended, NO ONWARD CHAIN, EPC-E47

Entrance Hall

Access to loft, doors to lounge and kitchen

Lounge

18'4" x 9'10"

With uPVC window to the front of the property, radiators, electric fireplace, coved ceiling, door to inner hallway

Inner Hallway

With cupboard with wall mounted gas fired central heating boiler

Kitchen

10'6" x 13'9"

With a range of base and wall units, built in oven, electric hob with extractor over, sink with mixer taps, part tiled walls, radiator, and window to the front of the property overlooking the front garden and uPVC double glazed door leading to the side of the property, tiled floor and plumbing for automatic washing machine

Bedroom 1

13'1" x 10'6"

With radiator, coved ceilings, uPVC window to the rear

Bedroom 2

11'6" x 8'10"

With radiator, coved ceiling, uPVC window to the rear

Bedroom 3

8'2" x 7'10"

With radiator, coved ceiling, uPVC window to the side

Shower Room

With radiator, Low level flush WC, pedestal wash

hand basin, double shower, part tiled walls, tiled floor, two uPVC window to the side

External

Front

Gated driveway to the front of the property offering off road parking leading to a single garage with up and over door

Rear

With level enclosed rear garden with patio, lawn and flower beds

Services

Mains gas, electricity, water and drainage

Council Tax

Band C

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle lens

NOTE.

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

VIEWINGS

BY appointment with the selling agents on 01269 597949 or e-mail on ammanford@thomasandthomas-property.co.uk

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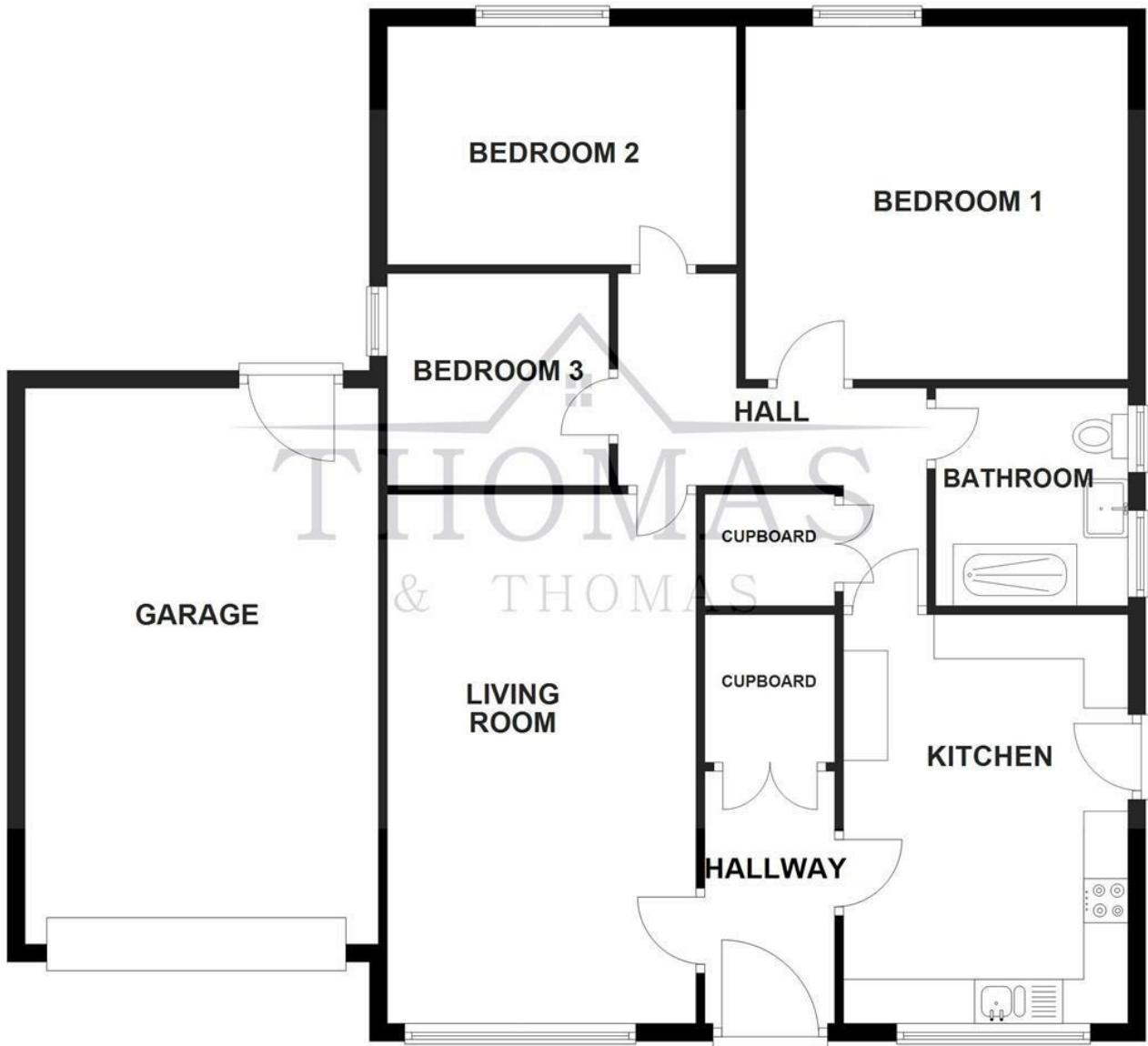
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Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road, turn second right into Maes Y Coed, right again and continue around into Lon Ger Y Coed and the property can be found on the right hand side identified by our For Sale Board

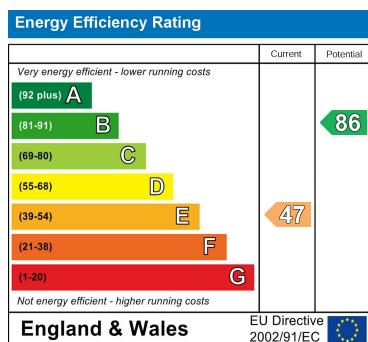




Council Tax Band

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.