



Bungalow - Detached (EPC Rating: E) Freehold

CLWYD ROAD, GWAUN CAE GURWEN, AMMANFORD, SA18 1HU

Offers In The Region Of

£139,995

2 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas have pleasure in offering For Sale this Double Fronted Detached Bungalow in a quiet location approximately 5.5 miles from Ammanford Town Centre and Pontardawe Town Centre, which offers shopping, leisure facilities, schools and good transport links. The accommodation comprises Lounge, Sitting Room/Kitchen, Conservatory, Bathroom and Two Bedrooms. Externally there is a side driveway and lawned area with a path leading to front entrance door. To the rear of the property there is a private, enclosed garden mainly laid to lawn with mature shrubs and patio area. The property benefits from Gas Central Heating and uPVC Double Glazing. The property is built of Non Standard Construction.

Council Tax Band - B. Freehold. EPC - E53. NO ONWARD CHAIN. CASH BUYERS ONLY

Ground Floor

With door leading into...

Entrance Hall

With radiator and hatch to roof space.

Lounge

12'5" x 10'0"

With two radiators, feature fireplace with electric fire inset, wood effect laminate flooring and bay window to the front of the property.

Kitchen/ Sitting Room

14'11" x 9'3"

With radiator, built-in alcoves storing wall mounted gas boiler providing domestic hot water and central heating, multi fuel burner with tile hearth and feature surround and window to the side of the property.

The kitchen features a range of base and wall units with laminate work top over, stainless steel single drainer sink unit with mixer spray tap, gas hob with extractor over, electric oven below, space for fridge/freezer, tiled walls, tiled floor, window overlooking the conservatory and door leading to...

Porch

11'1" x 5'8"

With tongue and groove walls, skylight roofing and wooden flooring.

Conservatory

10'5" x 8'7"

With vinyl flooring and skylight roofing.

Bedroom 1

10'2" x 9'6"

With radiator, fitted wardrobes and bay window to the front.

Bedroom 2

9'3" x 7'8"

With radiator and window to the rear of the property.

Bathroom

7'8" x 6'5"

With low level flush WC, modern circular wash hand basin, single shower cubicle with double head electric shower unit, extractor fan, heated towel rail, tiled walls, vinyl flooring and obscure window to the rear of the property.

External

Front: With a side driveway and pedestrian paved path leading to front entrance door with shrubs and bushes.

Rear: Private enclosed rear garden mainly laid to lawn with shrubs, patio area and three storage sheds

Services

Mains gas, 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

Non-Traditional Build.

VIEWINGS

By appointment with the selling agents on 01269



597949 or email on ammanford@thomasandthomas-property.co.uk

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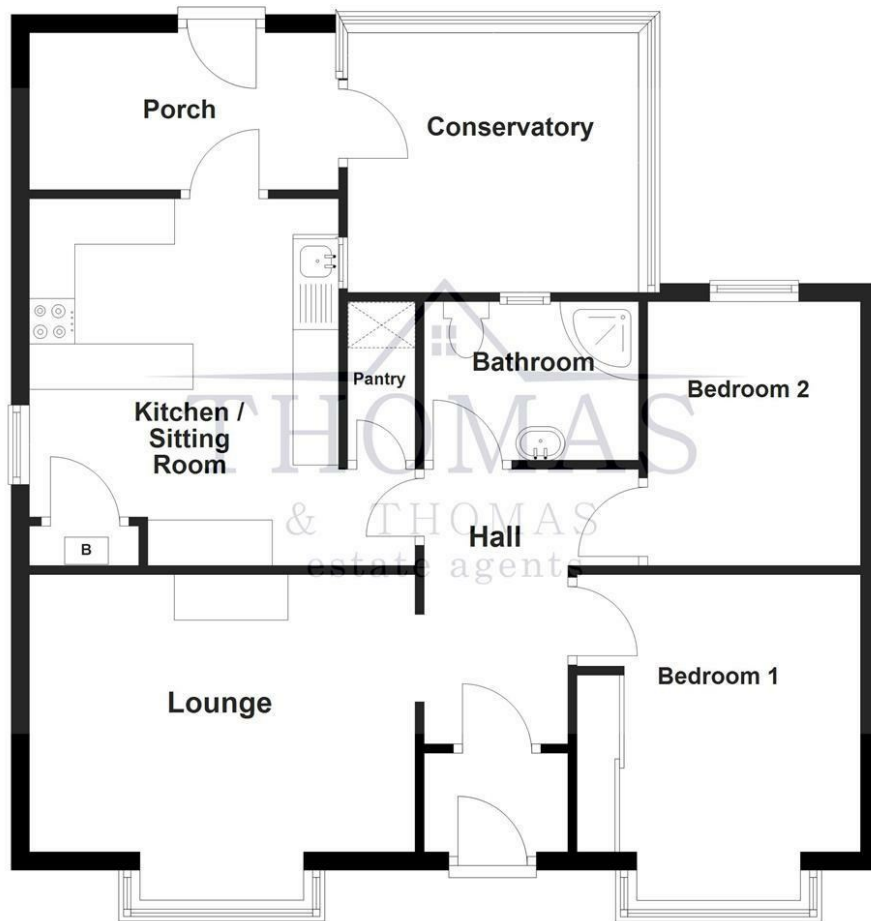
Directions

From Ammanford travel on the A474 to Gwaun Cae Gurwen, before the railway crossing turn left on to A4069. Take the first turning right sign posted Tairgwaith and at the first mini roundabout take the second exit. Follow around the road and the property will be found on the right hand side.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

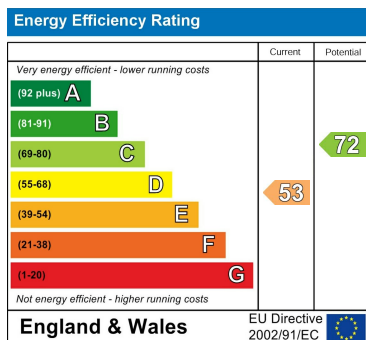
Ground Floor



Council Tax Band

B

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.

