





Bungalow - Detached (EPC Rating: D) Freehold

CLOS NANT-Y-CI, SARON, AMMANFORD, SA18 3SZ

Offers In The Region Of

£245,000

THOMAS & THOMAS estate agents

2 1 2 D

2 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Well Presented 2 Bedroom detached bungalow with the option of a third bedroom in the dining room. This flexible layout suits a variety of buyers perfectly. located on a site of similar properties in the small village of Saron offering local amenities of post office, primary school and community hall with further shopping and leisure facilities located in Ammanford Town Centre. The accommodation comprises, Entrance Hall, Lounge, conservatory, Kitchen Diner, dining room/bedroom 3, Utility room, 2 Bedrooms and Shower room. Externally there is a gravel area at the front and off road parking on brick paved driveway, pedestrian access to enclosed side and rear gardens with storage shed. The property benefits from Oil Central Heating & uPVC Double Glazing.

Council Tax band- D. Freehold. EPC- D57. VIEWING RECOMMENDED. NO ONWARD CHAIN

Ground Floor
With side entrance door leading into..

Entrance Hall
With radiator, coved ceiling, laminate flooring, storage cupboard, airing cupboard with radiator/slatted shelves and hatch to roof space.

Lounge
4.99 x 3.78 (16'4" x 12'4")
With radiator, coved ceiling, laminate flooring, wooden feature effect fireplace, window and Patio Doors to the rear of the property.

Conservatory
3.38 x 2.57 (11'1" x 8'5")
With radiator, tiled floor and patio doors to the rear of the property.

Kitchen
3.15 x 3.73 (10'4" x 12'2")
With radiator, range of base, wall and display units, breakfast bar, stainless steal one and a half bowl sink unit, electric hob with extractor over, built in oven, integrated dishwasher, part tiled walls, laminate flooring, coved ceiling, window to the rear and door leading into conservatory.

Utility Room
1.98 x 3.07 (6'5" x 10'0")
With freestanding oil boiler providing domestic hot water and central heating, plumbing for automatic washing machine, tiled floor, hatch to roof space and door to side of the property.

Dining Room/Bedroom 3
3.09 x 2.97 (10'1" x 9'8")
With radiator, laminate flooring, coved ceiling and window to the front of property.

Cloakroom
0.98 x 0.97 (3'2" x 3'2")
With Radiator, coved ceiling, pedestal wash hand basin, low level flush WC, extractor fan and window rear of property.

Shower Room
2.33 x 2.43 (7'7" x 7'11")
With radiator, shower cubicle, vanity unit with inset wash hand basin, low level flush WC, tiled floor, part tiled walls, shaver point, extractor fan, coved ceiling and window to the side of the property.

Bedroom 1
4.80 x 3.78 (15'8" x 12'4")
With radiator, coved ceiling, fitted wardrobes and window to the front of the property.

Bedroom 2
2.36 x 3.75 (7'8" x 12'3")
With radiator, coved ceiling and window to the front of the property.

External
Front : With gravel area, off road parking on brick paved driveway and pedestrian access to rear garden.

Rear : With storage shed and enclosed low maintenance paved rear garden.

Services
Oil, Mains 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.

VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

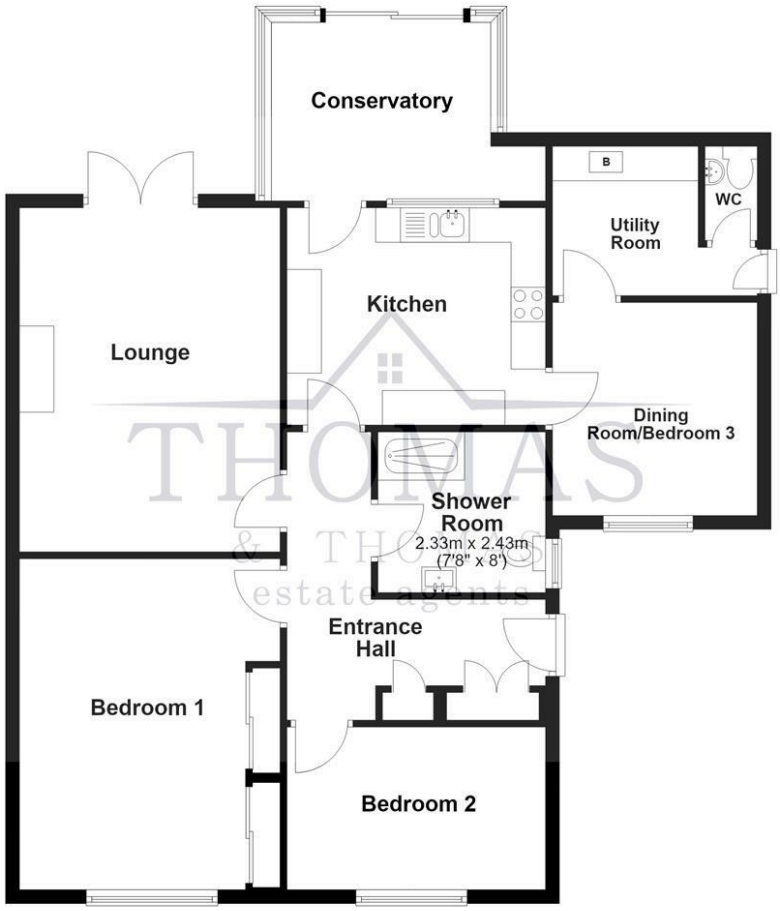
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Directions
Leave Ammanford on College Street then turn third left into Station Road. Turn second right and proceed over the railway crossing and up the hill to Saron. As the road levels off turn left into Nant Y Ci Road then second right into Clos Nant Y Ci. Turn first right and the bungalow can be found in front of you, identified by our For Sale board.





Ground Floor

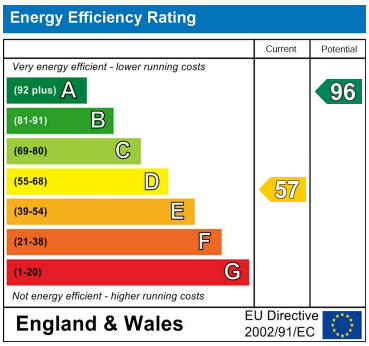


Total area: approx. 104.7 sq. metres (1126.7 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

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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.