



House - Detached (EPC Rating: B) Freehold

# PARC NANT Y FELIN, AMMANFORD, SA18 2JZ

Offers In The Region Of

## £335,000

# 4 Bedroom House - Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this well presented 4 bedroom detached house in Betws, ideally located near the local park, schools, shops, leisure facilities and the scenic Betws Mountain, providing easy access to all essential amenities. The ground floor features a spacious lounge, kitchen with dining area, bathroom and utility. First floor includes four bedrooms, one with an en-suite and a shower room. Externally the property offers a lovely rear garden, ideal for families, along with a generous driveway and single garage. The home benefits from gas central heating and uPVC double glazing throughout.

Council Tax Band - E. Freehold. EPC - B83. NO ONWARD CHAIN

## Ground Floor

With front entrance door leading to...

### Entrance Hall

With radiator, stairs to first floor, coved ceiling and tiled floor.

### Lounge

4.8 x 3.4 (15'8" x 11'1")

With radiator, coved ceiling, bay window to the front and double doors leading to...

### Kitchen with Dining Area

7.6 x 3.4 (24'11" x 11'1")

With a range of modern base and wall units, granite single drainer sink unit with mixer taps, gas hob with extractor above, eye level electric oven, integrated dishwasher, integrated fridge/ freezer, part tiled walls, tiled floor, coved ceiling, window to the rear and sliding patio doors leading to the garden.

### Bathroom

3.8 x 2.4 (12'5" x 7'10")

With low level flush WC, whirlpool bath with jets and overhead shower attachment, Respatex surrounding, pedestal wash hand basin, extractor fan, tall panelled radiator, part tiled walls, tiled floor and utility space with plumbing for automatic washing machine and space for tumble dryer.

## First Floor

### Landing

With hatch to roof space, radiator, airing cupboard housing wall mounted gas fired central heating boiler and window to the side.

### Bedroom 1

4.2 x 3.6 (13'9" x 11'9")

With radiator, coved ceiling and window to the front.

### En-Suite

2.4 x 1 (7'10" x 3'3")

With low level flush WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, heated towel rail, tiled walls and tiled floor.

### Bedroom 2

3.4 x 2.8 (11'1" x 9'2")

With radiator, coved ceiling and window to the rear.

### Bedroom 3

3.1 x 2.2 (10'2" x 7'2")

With radiator, coved ceiling and window to the front.

### Bedroom 4

2.3 x 2.8 (7'6" x 9'2")

With radiator, coved ceiling and window to the rear.

### Shower Room

2.2 x 1 (7'2" x 3'3")

With low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, extractor fan, tiled floor, tiled walls and obscure glass window to the rear.

### External

Front: With ample parking on the front driveway and an additional area opposite for extra parking. Benefits from a storage area and a single garage (4 x 3m) with automatic up and over door.

Rear: Private, enclosed, paved patio garden with out buildings and a canopy area, with side access from both sides of the property.

### Services

Mains gas, electric, water and drainage.

### Council Tax

- Band E

### Tenure

Freehold





#### **NOTE**

All photographs have been taken with a wide angle lens.

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

#### **Viewings**

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

#### **Social Media**

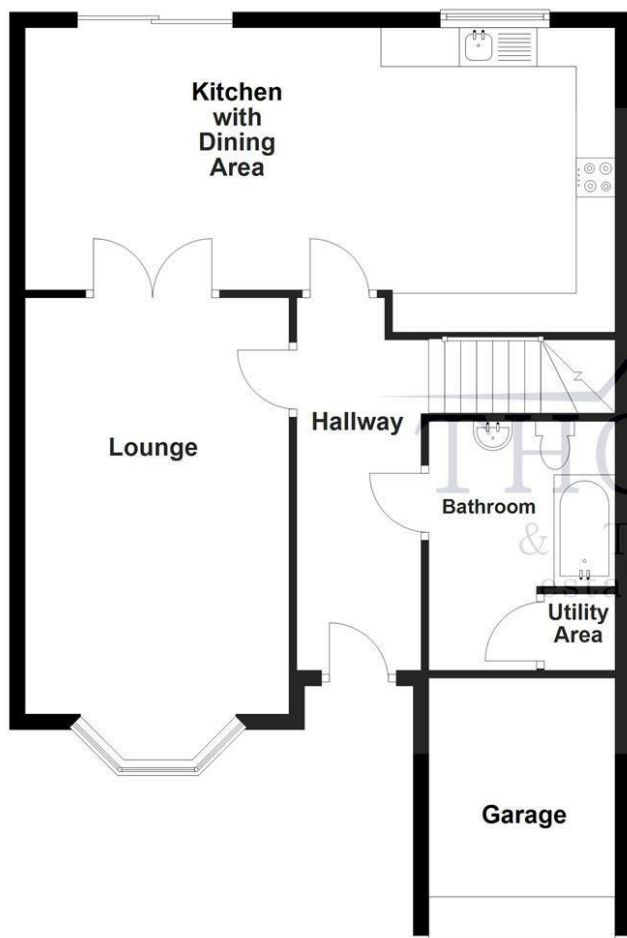
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Follow us on Instagram and X: ThomasThomas\_EA

#### **Directions**

Leave Ammanford via High Street and continue until you reach the T-junction. Turn right, then immediately left. Head up the hill and take the first left onto Wernoleu Road. Take the first right into Parc Nant y Felin, then an immediate right again. Follow the lane down, and the property will be on the left hand side.



## Ground Floor



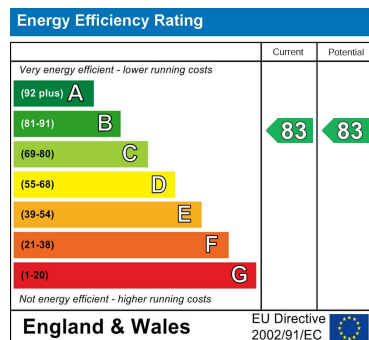
## First Floor



Council Tax Band

**E**

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.

