



House - Detached

24 PARC NANT Y FELIN, AMMANFORD, SA18 2JZ

Offers In The Region Of
£257,500

FEATURES

- Located in scenic Betws, near local amenities and the mountain
- Private Enclosed Garden
- Gas Central Heating & uPVC Double Glazing
- Freehold
- 3 Bedroom Detached Home
- Spacious Driveway & Single Garage
- Council Tax - D
- EPC - C73



THOMAS
& THOMAS
estate agents

3 Bedroom House - Detached located in Ammanford

Ground Floor

Entrance Hall

17'0" x 6'6"

With radiator, wood flooring, stairs to the first floor, and useful storage space beneath, along with a cloakroom.

Lounge

17'0" x 9'10"

With radiator, coved ceiling, wood flooring, and a front bay window.

Kitchen/Diner

26'2" x 9'10"

With a radiator, coved ceiling, and part tiled walls. The kitchen features a one and a half bowl single drain sink unit with mixer taps, base and wall units, display cabinets, an electric hob, extractor fan, and gas boiler providing domestic hot water and central heating. It also includes plumbing for automatic washing machine and dishwasher, a window to the rear, and partial wood flooring.

Conservatory

11'1" x 14'5"

Featuring a radiator, tiled floor, double doors opening to the garden, and a solid pitched roof.

Cloakroom

With low-level flush WC, pedestal wash hand basin, extractor fan, and part tiled walls.

First Floor

Landing

With laminate flooring, a storage cupboard (75 x 120cm) and a hatch to the roof space.

Bedroom 1

11'1" x 9'10"

Featuring a radiator, laminate flooring, window to the front, and access to an en-suite.

En-suite

9'10" x 7'6"

With radiator, part tiled walls, and a window to the front. The en-suite includes a low-level flush WC, pedestal wash hand basin, double shower cubicle, extractor fan, and shaver point.

Bedroom 2

11'5" x 7'6"

With radiator, laminate flooring, and a window to the rear.

Bedroom 3

11'5" x 9'10"

With radiator, laminate flooring, and a window to the rear.

Bathroom

6'6" x 6'6"

Featuring a low-level flush WC, pedestal wash hand basin, bath with an overhead shower attachment, shaver point, radiator, part tiled walls, and a window to the side.

External

Front: A driveway, a lawned area with stone chippings, and side access benefiting from a covered canopy.

Rear: The property features a well-maintained garden with a spacious patio area, perfect for outdoor seating, surrounded by lawn and bordered by mature shrubs and plants. There is also a permanent shed measuring 3m x 3m.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band D

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 agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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Directions

Leave Ammanford along High Street, continue until you reach the T junction and turn right and immediately left, continue up the hill and take the first left to wernoleu Road and take the first right into Parc Nant y Felin. The property can be found on the right hand side.



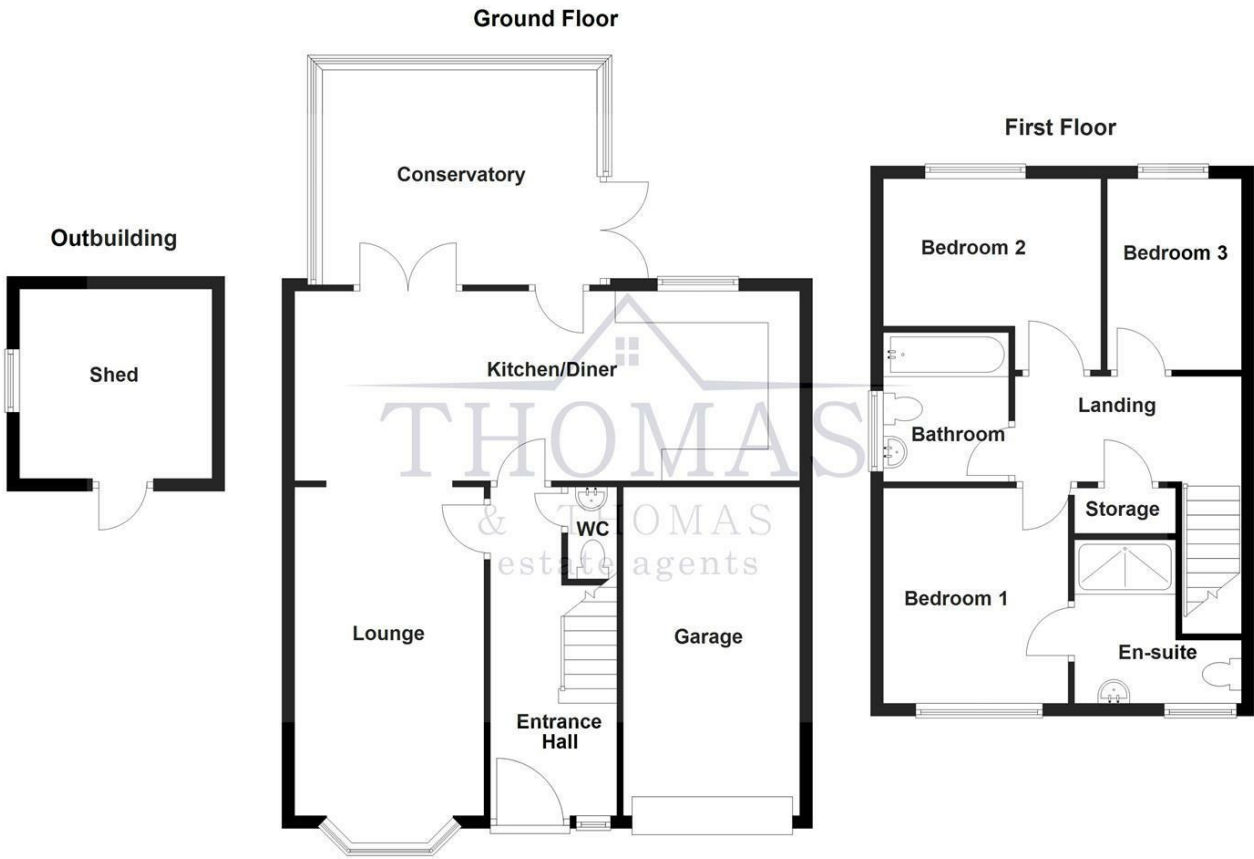
Call us on

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ammanford@thomasandthomas-property.co.uk

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.