

SmartSale

4u



Pontamman Road , Ammanford SA18 2HX

- Enclosed rear garden
 - Three bedrooms
- Fully equipped kitchen with ample storage and workspace
- Detached residential property
- family bathroom and two separate toilets
 - Three reception areas

£225,000 Freehold





Location

Full Description

Welcome to this charming detached bungalow, perfectly positioned in a serene and sought-after location. This stunning three-bedroom, two-bathroom home offers spacious and versatile living accommodation, ideal for families, retirees, or anyone looking to enjoy the benefits of single-storey living with ample room to entertain and relax.

Upon entering, you are greeted by a bright and welcoming hallway that flows effortlessly into three well-proportioned reception rooms. Whether you desire a cosy lounge, a formal dining area, or a home office, these generous spaces provide flexibility to suit your lifestyle needs. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere throughout.

The heart of the home is undoubtedly the modern kitchen, thoughtfully designed to cater for both everyday living and entertaining. Featuring ample storage, integrated appliances, and plenty of preparation space, this kitchen will delight any home chef. Adjacent to the kitchen, the dining area creates a perfect spot for family meals or casual get-togethers with friends.

The home boasts three comfortable bedrooms, each offering peaceful retreats with plenty of storage space. The master bedroom benefits from an en-suite bathroom, providing added privacy and convenience. The additional two bedrooms are perfect for children, guests, or can be adapted to suit your personal needs. A family bathroom and two separate toilets complete the accommodation. Externally, this delightful property sits within mature, beautifully maintained gardens that offer a private sanctuary to enjoy the outdoors. Whether you want to host summer barbecues, relax with a book in the sunshine, or pursue your gardening hobbies, the secure garden space is an ideal haven. A driveway provides ample off-road parking, and the garage offers additional storage or workspace, enhancing the practicality of this home.

Don't miss your chance to make this wonderful property your new home. Contact us today to arrange a viewing and explore the potential that this truly special bungalow has to offer. Whether you're looking to downsize, accommodate a growing

family, or secure a comfortable and accessible home, this property ticks all the boxes.

SOLD AS SEEN

SAVE UP TO £2,000 - LEGAL FEES

CONTRIBUTION

We'll contribute towards standard conveyancing costs when you buy this property using our recommended solicitor.

Payable on completion. If the transaction does not complete, any fees/costs incurred remain payable by the buyer.

T&Cs apply.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to

view the property.

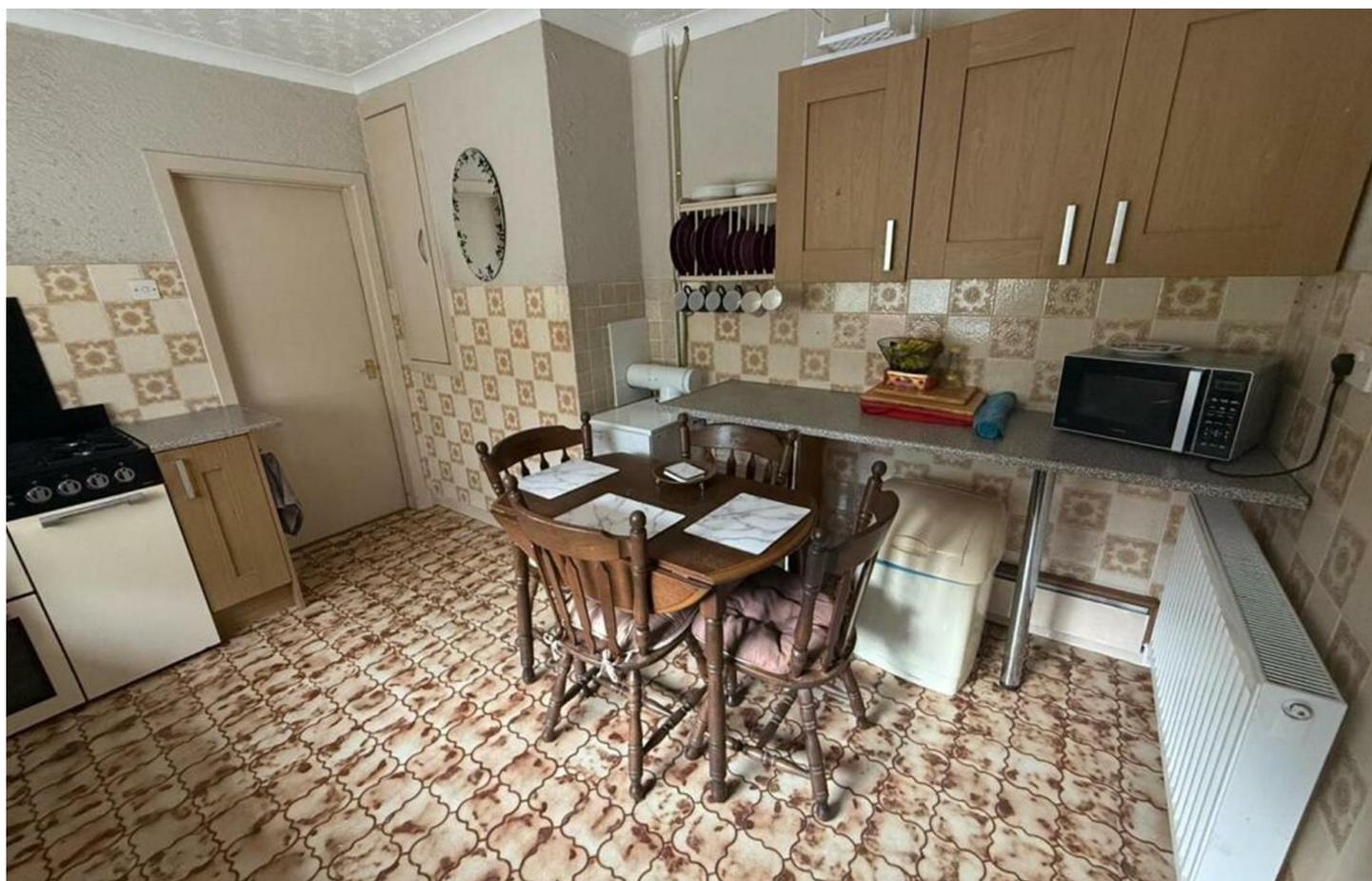
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21 - Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of Smartsale4u



Local Authority
Council Tax Band E
EPC Rating D



Smartsale4u Office

Suite 331 Kemp House, 152-160 City
Road, London, EC1V 2NX

Contact

02045729091
info@smartsale4u.co.uk
smartsale4u.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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.