



Pant Y Fedwen Glynderi, Glanamman, Ammanford, SA18 2JG

Offers in the region of £289,950

We are delighted to offer for sale this well presented detached bungalow set on the edge of the village of Glanamman, within easy access to Ammanford and its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, sun room, kitchen/diner, utility room, 2 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, detached garage and surrounding gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with built in cupboards, hatch to roof space, radiator and coved ceiling.

Lounge

16'3" x 17'3" (4.97 x 5.27)



with multi fuel fire in tiled inset and feature surround, 3 radiators, downlights, coved ceiling and 2 uPVC double glazed windows to side and double doors to

Sun Room

11'8" x 11'8" (3.56 x 3.56)



with downlights and uPVC double glazed windows and French doors to side.

Kitchen/Diner

12'11" x 19'7" (3.96 x 5.98)



with range of fitted base and wall units, display cabinets, single bowl single drainer sink unit with mixer taps, 4 ring gas hob with extractor over and built in double oven, integrated dishwasher, part tiled walls, radiator, downlights, coved ceiling and uPVC double glazed window and French doors to rear.

Utility

7'1" x 8'1" (2.18 x 2.48)



with range of fitted base and wall units, stainless steel single drainer sink unit, washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, downlights, coved ceiling and uPVC double glazed window to side and door to rear.

Bathroom

5'11" x 7'3" (1.82 x 2.22)



with low level flush WC, vanity wash hand basin with cupboards under, corner shower cubicle with electric shower, built in cupboard with slatted shelves, tiled walls, downlights, extractor fan, wall light, heated towel rail and uPVC double glazed window to front.

Bedroom 1

11'2" x 13'0" red to 10'11" (3.41 x 3.98 red to 3.33)



with built in wardrobe, radiator, downlights, coved ceiling and uPVC double glazed window to front.

En Suite

5'5" x 8'1" (1.67 x 2.47)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, laminate floor, tiled walls, heated towel rail, extractor fan, downlights and uPVC double glazed window to side.

Bedroom 2

10'11" x 13'0" (3.34 x 3.98)



with built in wardrobes, 2 radiators, downlights, coved ceiling and 2 uPVC double glazed window to front.

Outside



with lawned garden to front, tarmac drive to side with turning area to front leading to detached garage, patio area, lawned area and gravelled area to rear.

Detached Garage

24'7" x 13'9" (7.51 x 4.21)

with electric up and over door, power and light connected and uPVC double glazed window to side and rear and French doors to side.

Services

Mains gas, electricity, water and drainage.

NOTE

All photographs are taken with a wide angle lens.

Council Tax

Band D

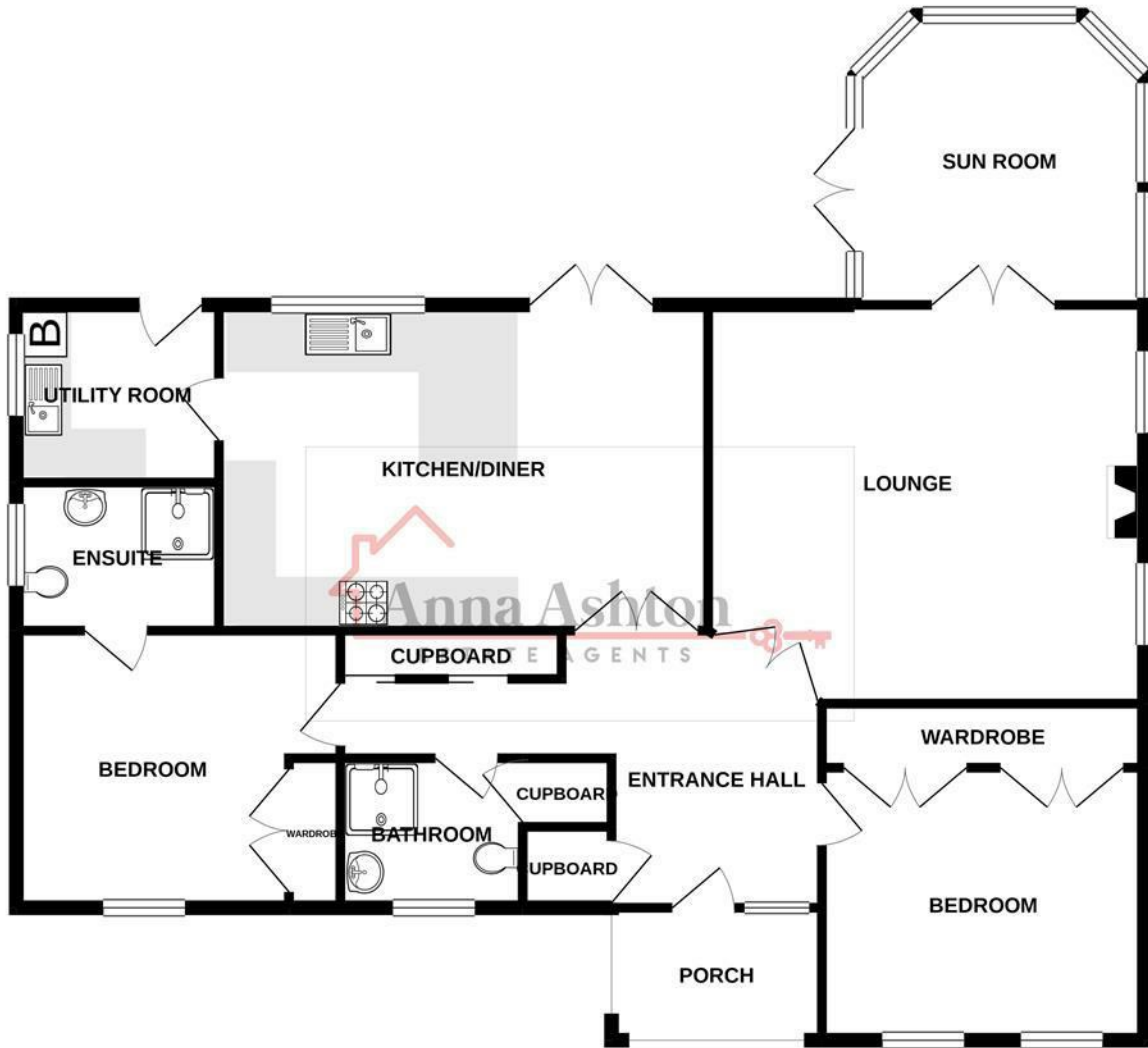
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately one and half miles to the beginning of Glanamman and the property can be found on the right hand side, identified by our For Sale board.

Agents Note

There is a building plot to the rear that is available by separate negotiation.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.