



11 Y Gorsedd, , Ammanford, SA18 2PX

Offers in the region of £165,000

A detached bungalow set within walking distance of Ammanford town centre with its range of Schools, shopping and transport facilities and approximately 5 miles from the M4 motorway. Accommodation comprises entrance hall, lounge, sun room, kitchen, 2 bedrooms and bathroom.

The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with built in cupboard, hatch to roof space with boarded attic with electric light and ladder, radiator, laminate floor and textured and coved ceiling.

Lounge

11'1" x 17'6" (3.39 x 5.35)



with electric fire, laminate floor, radiator, textured and coved ceiling. Opening to

Sun Room

9'10" x 6'9" (3.02 x 2.06)



with laminate floor, radiator and uPVC double glazed windows to side and rear and French doors to side.

Kitchen

9'0" x 8'10" (2.75 x 2.71)

with range of fitted base and wall units, stainless steel single drainer sink unit with mono bloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, tiled walls, part tiled floor, underfloor heating, radiator, textured and coved ceiling and uPVC double glazed window to front and door to side.

Bathroom

5'7" x 7'6" (1.71 x 2.30)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over, tiled walls, tiled floor, textured and coved ceiling, extractor fan, heated towel rail, underfloor heating and uPVC double glazed window to front.

Bedroom 1

10'0" x 11'8" (3.06 x 3.56)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

10'0" x 8'5" (3.06 x 2.58)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

Outside



with parking for 2 cars to front and gravelled garden and shrubs. Paved patio and gravelled gardens to rear.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

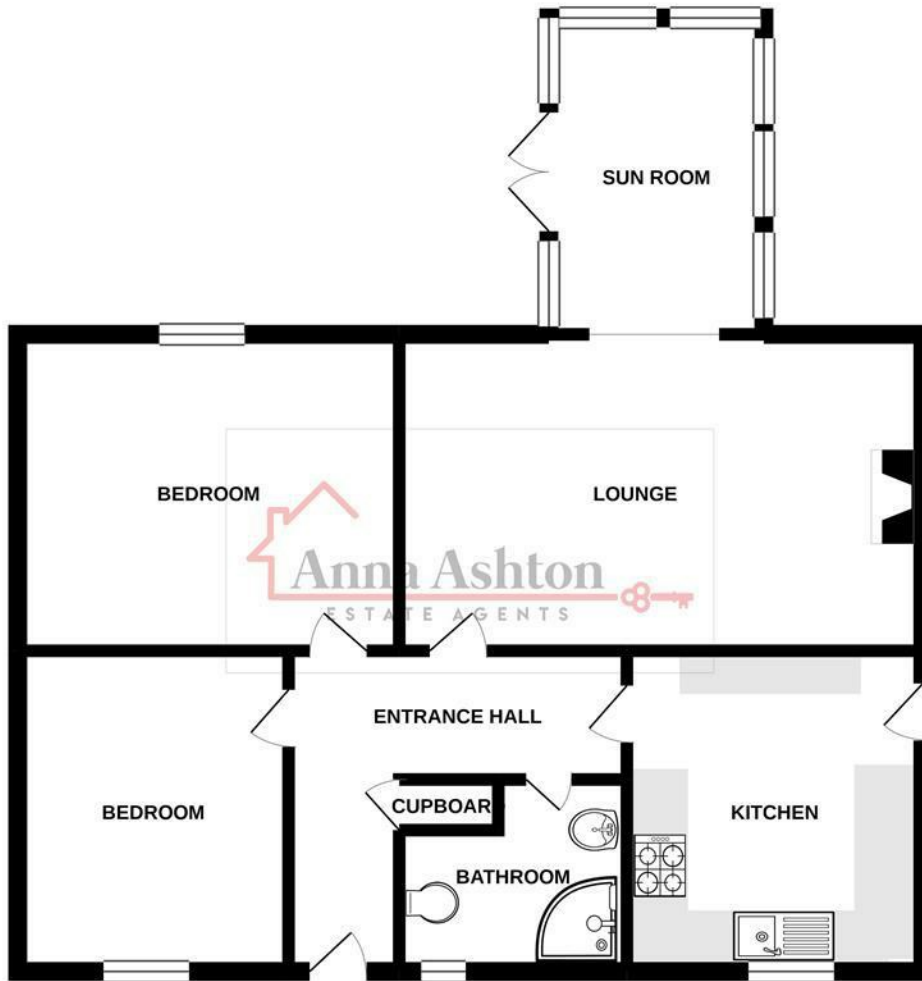
NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street then turn first right into Margaret Street. Turn next left into Church Street and follow the road to the top of the hill bare right and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

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		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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 EU Directive 2002/91/EC		

Please note:

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