



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**8 Maes Llewelyn
Glanamman
Ammanford
Carmarthenshire.
SA18 2BE**

Price **£315,000**



- Three bedroom detached bungalow
- Lounge, kitchen/ dining room
- Shower room, en-suite
- Upvc glazing
- Gas fired central heating
- Rear garden with countryside views
- Driveway for ample parking
- Garage

General Description

We have the pleasure in offering for sale this three bedroom detached bungalow located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities.

EPC Rating: C79

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

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Web: **www.ctf-uk.com**

Maes Llewelyn, Glanamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached bungalow located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities including primary schools, secondary school, leisure centre, places of worship, shops and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, kitchen/dining room, shower room and three bedrooms, one with a shower room en-suite.

The property has the benefit of Upvc glazing, gas fired central heating, rear garden, driveway for ample off road parking and garage.

Upvc glazed door to

Hallway

Coved ceiling, solid oak flooring, under floor heating, telephone point, hatch to roof space, battery smoke alarm, storage cupboard.

Lounge (15' 8" x 11' 9") or (4.77m x 3.59m)

Upvc glazed windows to front and side, coved ceiling, solid oak flooring, under floor heating, TV point, gas fireplace.

Kitchen/Dining Room (15' 4" x 11' 1") or (4.68m x 3.39m)

Upvc glazed French doors to rear, Upvc glazed window to side, coved ceiling, tiled floor, under floor heating, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, integrated oven, integrated microwave, electric induction hob with extractor fan over, integrated dishwasher, plumbing for automatic washing machine.

Bedroom 1 (12' 0" x 10' 1") or (3.66m x 3.08m)

Upvc glazed window to front, coved ceiling, solid oak flooring, under floor heating, TV point.

En-Suite Shower Room (6' 6" x 9' 1") or (1.97m x 2.76m)

Upvc glazed window to side, towel radiator, coved ceiling, tiled walls, tiled floor, close coupled WC, pedestal wash hand basin, shower unit, extractor fan.

Maes Llewelyn, Glanamman, Ammanford, Carmarthenshire.

Bedroom 2 (11' 9" x 10' 8") or (3.59m x 3.26m)

Upvc glazed window to rear, coved ceiling, solid oak flooring, under floor heating, TV point.

Bedroom 3 (8' 9" x 7' 2") or (2.66m x 2.19m)

Upvc glazed window to side, coved ceiling, solid oak flooring, under floor heating, TV point.

Shower Room (7' 2" x 6' 6") or (2.18m x 1.97m)

Upvc glazed window to side, towel radiator, coved ceiling, part tiled walls, part Respatex walls, tiled floor, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan.

Garage (17' 11" x 10' 6") or (5.47m x 3.19m)

Electric roller door to front, Upvc glazed door to side, battery smoke alarm, Worcester gas fired combi boiler controlling domestic hot water and central heating.

Outside

Driveway to front for ample parking with surrounding gravelled areas.

Enclosed rear garden with views to the surrounding countryside.

Patio seating area to rear with lawned area and footpath leading to wooden storage shed.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on High Street and continue to the T-junction turning left. Continue to the village of Glanamman, turning right into Maes Llewelyn estate. Follow the road around to the right, where the property can be found in the corner on the right hand side.

