

206 Cwmamman Road, Glanamman, Ammanford, SA18 2AN

Offers in the region of £299,950

A well presented, very spacious, detached dormer bungalow set on a large plot with far reaching views over the Black Mountains. It has very versatile accommodation which can be adapted for a number of uses.

The property is in the village of Glanamman close to local amenities and within approximately 2 miles of Ammanford town centre with its wider range of shopping and transport facilities. Accommodation comprises of entrance hall, lounge, kitchen, downstairs bathroom and wet room, utility, office space, sitting room/bedroom, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and rear garden.

Ground Floor

uPVC double glazed entrance door with glazed side panels to

Entrance Hall

with stairs to first floor, built in cupboard with coat hooks, two radiators, textured and coved ceiling and uPVC double glazed window to side.

Lounge

21'11" x 13'1" (6.69 x 3.99)



with electric fire in feature surround, four wall lights, two radiators, textured and coved ceiling and uPVC double glazed window to side and rear and uPVC double glazed French doors.

Kitchen

13'10" x 13'0" (4.23 x 3.98)



with range of fitted base and wall units,

display cabinets, stainless steel one and a half bowl sink unit with mixer taps, four ring stainless steel gas hob with over extractor, built in eye level oven, plumbing for automatic dishwasher, wall mounted gas boiler providing domestic hot water and central heating part tiled walls, radiator, coved ceiling and uPVC double glazed window to rear and door to side.

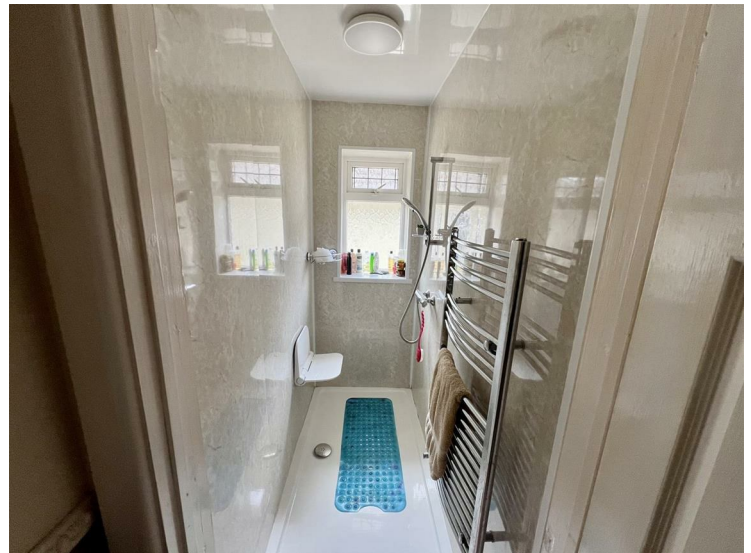
Utility

4'3" x 9'8" (1.3 x 2.97)

with plumbing for automatic washing machine, space for tumble dryer, tiled floor, radiator and uPVC double glazed window to side.

Downstairs Wet Room

2'10" x 6'1" (0.88 x 1.86)



with mains shower, heated towel rail, waterproof wall boards and ceiling and uPVC double glazed window to side.

Downstairs Bathroom

6'1" x 9'8" (1.86 x 2.96)



with low level flush WC, pedestal hand wash basin, corner bath with shower taps, part tiled walls, radiator, textured ceiling and uPVC double glazed window to side.

Office/Reception Room/Bedroom

11'10" x 10'4" (3.61 x 3.17)

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

Sitting Room/Bedroom

11'8" x 10'2" (3.56 x 3.11)



with radiator, feature fireplace with electric fire, textured and coved ceiling and uPVC double glazed bow window to front.

First Floor

Landing

with hatch to roof space, walk in cupboard and walk in airing cupboard with radiator and textured ceiling.

Bedroom 1

11'9" x 14'0" (3.59 x 4.29)



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

Shower Room

6'0" x 6'2" (1.84 x 1.90)



with low level flush WC, pedestal hand wash basin, corner shower enclosure with electric shower, tiled walls, radiator and Fakro roof window to side.

Bedroom 2

13'9" x 8'9" (4.2 x 2.69)



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

Bedroom 3

13'9" x 8'3" (4.2 x 2.54)



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

Outside

with shingle parking for four plus cars to front, outside light to front and side and side access to rear garden with paved patio, shingle/gravelled area, lawned gardens, two timber sheds, mature trees, outside tap and fine views to rear.

Services

Mains gas, electricity and water. Private drainage to septic tank.

Council Tax

Band D

NOTE

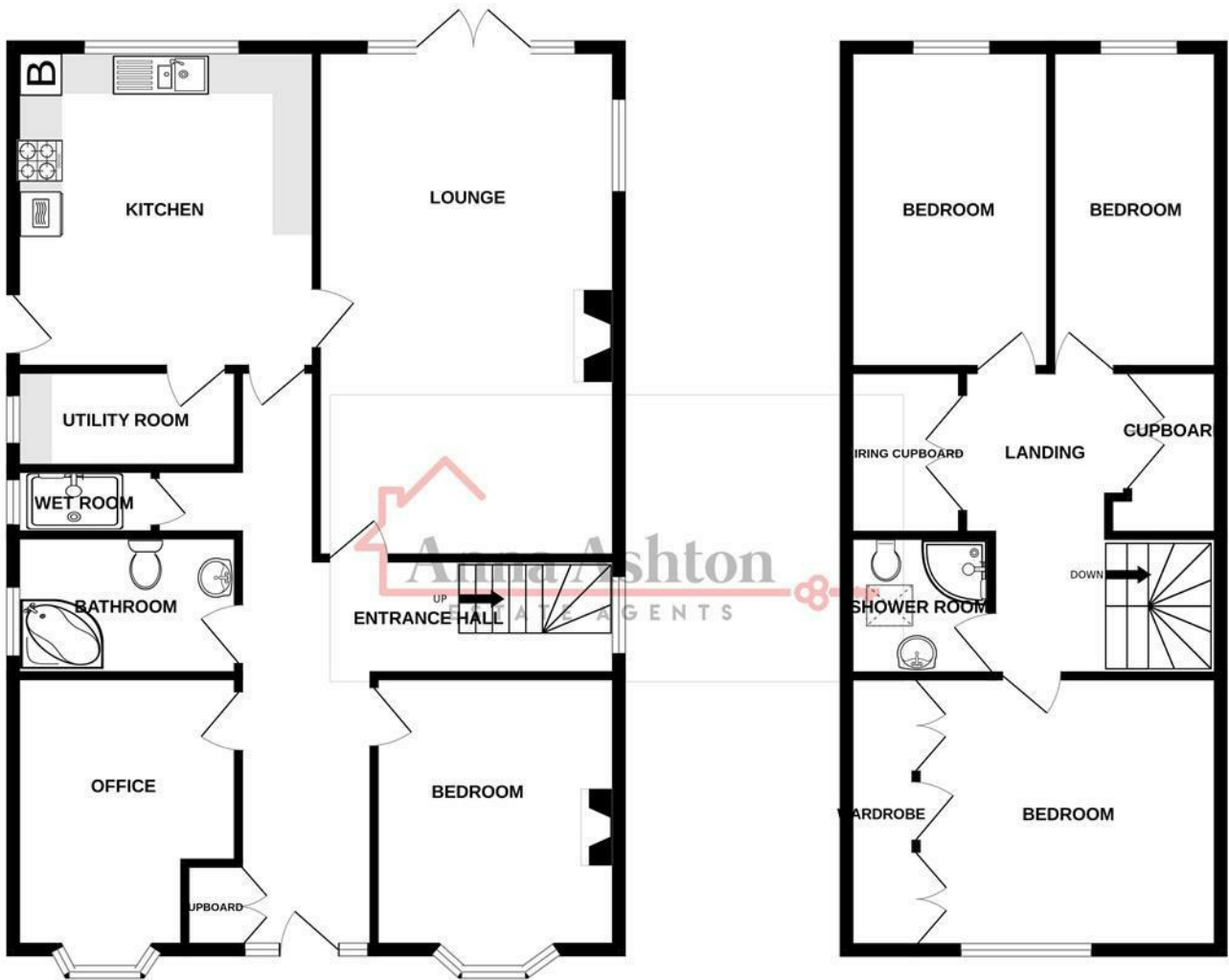
All photographs are taken with a wide angle lens.

Directions

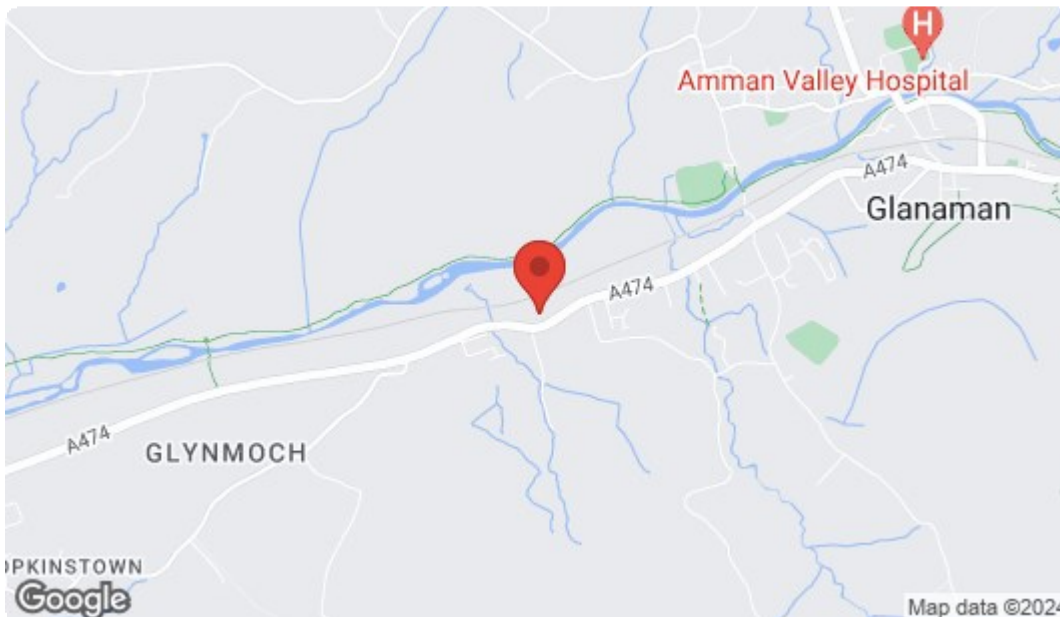
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 2 miles into the village of Glanamman and the property can be found on the left hand side, identified by our For Sale board.

Agents Notes

There is a plan in place to treat the presence of Japanese Knotweed at the far rear of the property around the rail line.



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 | | 79 |
| (69-80) C | 69 | |
| (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 | | |
| 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.