

67 Wernddu Road, Ammanford, SA18 2NE



Offers in the region of £395,000



- Spacious Detached Bungalow with Double Garage
- Popular Area on the Outskirts of Ammanford Town Centre
 - 3 Double Bedrooms
 - Kitchen with Utility Area
- Gas Central Heating & uPVC Double Glazing
 - Council Tax Band- F
 - Freehold
 - EPC - D62
 - NO ONWARD CHAIN

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Mallard is delighted to offer For Sale this Spacious Detached Bungalow located in a Popular Area on the outskirts of Ammanford Town Centre with all it's amenities for shopping, leisure facilities and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom, Utility Room, Three Double Bedrooms and Family Bathroom. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally there are Front & Rear Parking Areas leading to Double Garage with Lawns to Front & Rear. Council Tax Band- F. Freehold. EPC -D62. NO ONWARD CHAIN.

Ground Floor

With front entrance door leading into...

Entrance Hall

19'8" x 7'6" (6.0 x 2.3)

With radiator and coved ceiling and two front facing windows.



Lounge

22'11" x 15'8" (7.0 x 4.8)

With feature Fireplace, radiator, textured and coved ceiling, windows to front and side of the property and Double Doors leading to Dining Room



Dining Room

16'4" x 13'9" (5.0 x 4.2)

With radiator, textured and coved ceiling and Patio Doors leading to the rear of the property.

Kitchen

22'11" x 13'1" (7.0 x 4.0)

With a range of base and wall units, display cabinets, single drainer sink unit with mixer taps, electric hob, extractor above and oven below, space for fridge, part tiled walls, tiled floor, radiator and two windows to the rear and door to inner hallway leading to....



Utility Room

10'5" x 8'2" (3.2 x 2.5)

With base units, stainless steel sink unit with mixer taps, plumbing for automatic washing machine, cooker point, part tiled walls, tiled floor, radiator, window and door to the rear of the property and rear hallway leading to shower room.

Cloakroom

6'10" x 3'11" (2.1 x 1.2)

With low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor and window to the side of the property.

Hallway

Leading to....

Bedroom 1

13'5" x 13'9" (excl wardrobes) (4.1 x 4.2 (excl wardrobes))

With radiator, textured ceiling, Fitted Wardrobes and window to the front of the property.



Bedroom 2

13'9" x 11'5" (4.2 x 3.5)

With radiator, coved ceiling and two windows to the side of the property.



Bedroom 3

14'9" x 10'5" (excl wardrobes) (4.5 x 3.2 (excl wardrobes))

With radiator, coved ceiling, Fitted Wardrobes and two windows to the side of the property.

Family Bathroom

13'1" x 11'5" (4.0 x 3.5)

With low level flush WC, pedestal wash hand basin, Corner bath, bidet, shower cubicle, coved ceiling, fully tiled walls and two windows to the side of the property.



Inner Hallway/Shower Room

Leading to shower room with shower cubicle and wall mounted gas boiler, providing domestic hot water and central heating.

External

Front

With walled front garden, driveway with ample parking and turning area and lawn.



Rear

With enclosed rear garden mainly laid to lawn with Detached Garage (7.0m x 7.0m - 27ft x 27ft) with Up and Over door and electricity connected.



Services

Mains gas, electricity, water and drainage.

Council Tax

-Band F

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle lens.

NOTE

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@mallard-properties.co.uk

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Directions

Leave Ammanford on High Street and turn third left into Wernddu Road, continue up the hill and the property can be found on the right hand side.



For Illustration Purposes Only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.