Anna Ashton
ESTATE AGENTS

30 Clos Nant-Y-Ci, Saron, Ammanford, SA18 3SZ

Offers in the region of £270,000

- Detached bungalow
- Oil central heating
- Integral garage
- uPVC double glazing
- 3 bedrooms one with ensuite
- Enclosed rear garden
- Off road parking

First Floor

Entrance hall
with radiator, coved ceiling, built in cupboard and hatch to roof space

Lounge
15'3" x 11'6" (4.66 x 3.53)

with electric fireplace, radiator, coved ceiling, uPVC double glazed by fold doors to rear

Kitchen
11'6" x 11'5" (3.52 x 3.48)

with base and wall units, one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, integrated oven, integrated dish washer, part tiled walls, tiled floor, coved ceiling, uPVC double gazed window to rear and door and door leading to integral garage

Conservatory
6'0" x 9'2" (1.85 x 2.80)

with tiled floor, polycarbonate roof, uPVC double glazed windows and patio door to side

Bedoom 1
15'2" x 11'7" (4.64 x 3.54)

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

En-suite

with low level flush WC, pedestal wash hand basin, enclosed corner shower, tiled floor, radiator, extractor fan and coved ceiling

Bedroom 2

9'8" x 11'6" (2.97 x 3.52)

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

Bedroom 3

9'8" x 7'9" (2.95 x 2.38)

with radiator, coved ceiling and uPVC double glazed window to side

Bathroom

5'9" x 11'6" (1.76 x 3.51)

with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachments and rainfall shower head, built in cupboard, tiled walls, tiled floor, extractor fan, heated towel rail, coved ceiling and uPVC double glazed window to side

Outside

with gravelled area to front, parking to side and side access to rear garden. To the rear patio area and wheelchair access leading to kitchen.

Intergal garage

18'9" x 9'9" (5.72 x 2.98)

with electric door, plumbing for automatic washing machine, hatch to roof space, uPVC double glazed door to rear

Material Information

UTILITES:

Electricity Supply: Mains
Water Supply:Mains
Sewerage:Mains
Heating: Oil central heating
Broad Band Speed: Download 73 Mbps,
Upload 18 Mbps
Mobile coverage:Vodafone 83%, EE 76%, Three 74%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very Low Risk, Flooding from surface water and small watercourses- High risk
Rights and Easements:
Restrictions:

NOTE

All internal photographs are taken with a wide angle lens.

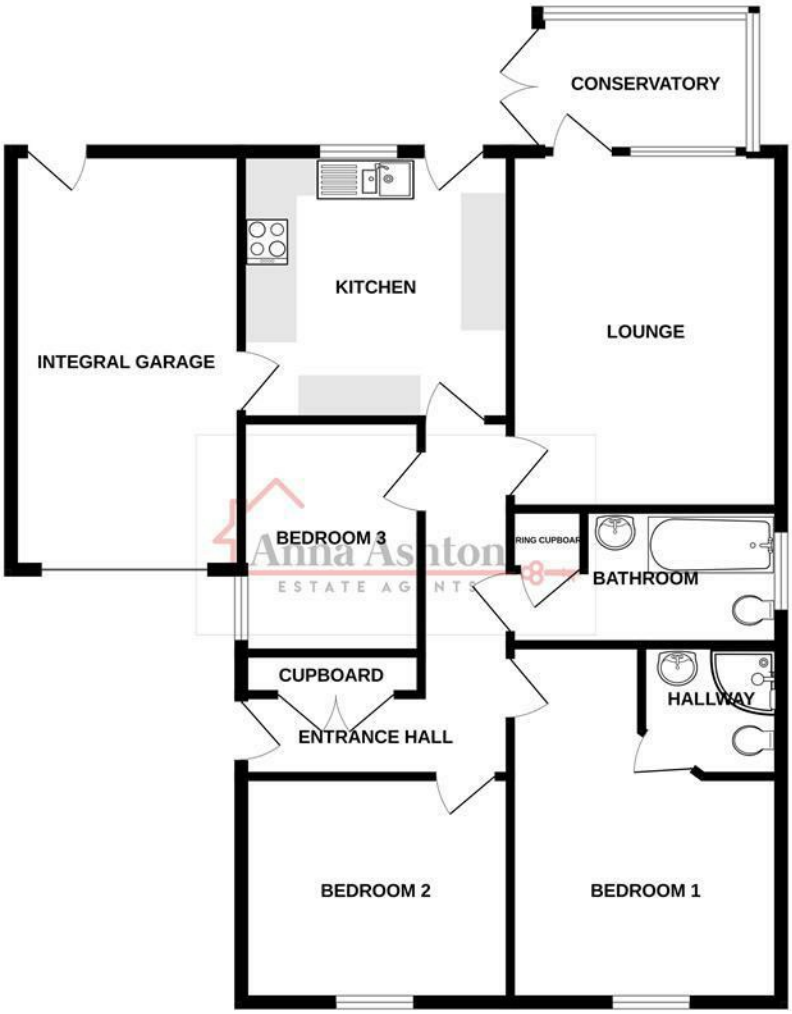
Council Tax

Band D

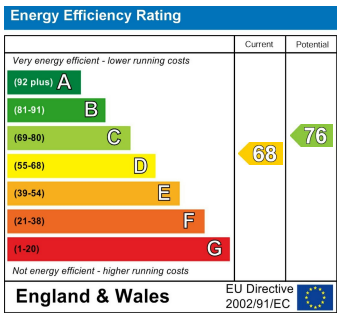
Directions

Leave Ammanford on College Street then turn third left into Station Road. Turn second right and proceed over the level crossing and up the hill to Saron. At the top of the hill turn left into Nant Y Ci Road then second right into Clos Nant Y Ci. Follow the road straight through the estate and the property can be found on the right hand side identified by our For Sale board.

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.
Made with Metropix ©2026



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