



## 4 Clos Nant-Y-Ci, Saron, Ammanford, SA18 3SZ

**Offers in the region of £300,000**

A link detached bungalow set on a estate of similar style properties within approximately one mile from Ammanford town centre and 3 miles from the M4 motorway, Accommodation comprises entrance hall, sun room, dining room, kitchen, sitting room, utility room, 3 bedrooms one with en suite and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for 3 cars and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with built in airing cupboard, laminate floor, radiator and coved ceiling.

## Bedroom 2

12'5" x 12'11" (3.81 x 3.95)



with hatch to roof space with pull down ladder, radiator, coved ceiling and uPVC double glazed window to front.

## Attic

14'5" x 12'5" (4.40 x 3.80)

with built in cupboard and velux window to side.

## Bedroom 1

17'9" x 12'9" (5.42 x 3.91)



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

## En Suite

6'7" x 7'4" (2.03 x 2.24)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, tiled walls, heated towel rail, coved ceiling, downlights and uPVC double glazed window to side.

## Bedroom 3

8'7" x 12'10" (2.62 x 3.92)

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

## Wet Room

8'7" x 8'5" (2.64 x 2.59)



with low level flush WC, pedestal wash hand basin, built in cupboard, walk in shower, tiled walls, tiled floor, extractor fan, heated towel rail, coved ceiling, downlights and uPVC double glazed window to side.

### Lounge/Diner

17'4" x 12'10" (5.29 x 3.92)

with laminate floor, radiator, coved ceiling and opening to

### Lounge/Diner

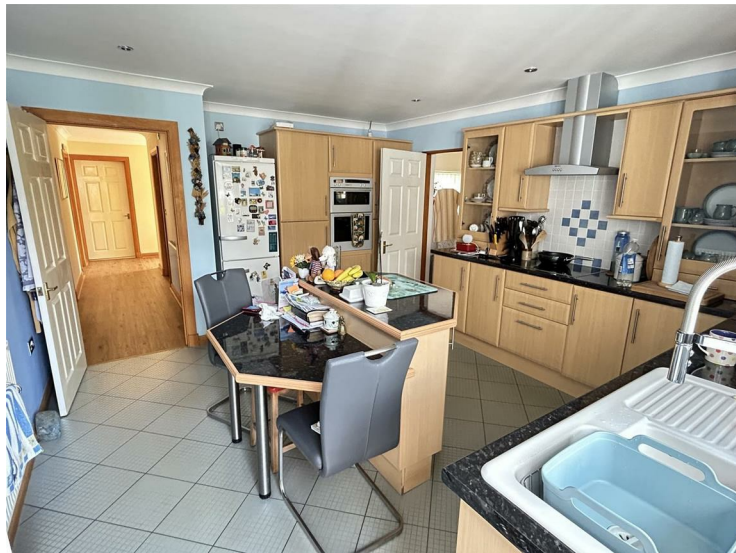
13'2" x 11'11" (4.03 x 3.64)



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

### Kitchen

15'10" x 12'9" (4.83 x 3.89)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with monobloc tap, 4 ring Neff hob with extractor over, built in double oven, plumbing for automatic dishwasher, central island with breakfast bar, part tiled walls, tiled floor, radiator, coved ceiling,

downlights and uPVC double glazed window and door to rear. Level access from rear garden

### Sitting Room

12'9" x 9'4" (3.90 x 2.87)



with hatch to roof space, laminate floor, coved ceiling and uPVC double glazed French doors to front.

### Utility Room

6'1" x 9'6" (1.86 x 2.90)

with base and wall units, plumbing for automatic washing machine, laminate floor, coved ceiling and uPVC double glazed door to rear.

### Outside



with lawned garden to front, brick paved drive for 4 cars, side access to enclosed rear garden with gravelled borders and paved garden.

### Services

Mains, electricity, water and drainage.

### Council Tax

Band D

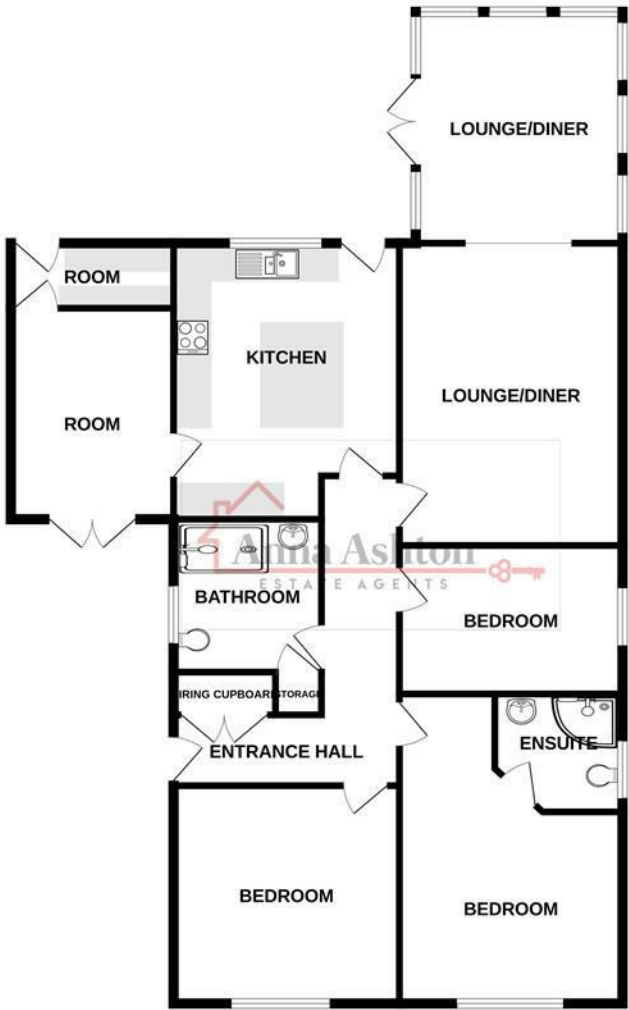
## **NOTE**

All internal photographs are taken with a wide angle lens.

## **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 and the property can be found on the right hand side before you enter Clos Nant Y Ci.

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