



Bankside Tabernacle Road, Glanamman, Ammanford, SA18 2YB

Offers in the region of £152,500

A semi detached bungalow accessed via a private drive leading to a row of 6 bungalows set in the village of Glanamman approximately 3 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with 2 built in cupboards one with hatch to roof space, laminate floor, radiator and uPVC double glazed window to front.

Lounge

19'5" x 11'6" (5.94 x 3.53)



with laminate floor, 2 radiators and uPVC double glazed window to side and patio doors to front and side.

Kitchen

10'1" x 9'10" (3.09 x 3)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, gas cooker point, extractor fan, plumbing for automatic washing machine, wall mounted gas boiler providing

domestic hot water and central heating, breakfast bar, part tiled walls, tiled floor, radiator and uPVC double glazed window and door to rear.

Bedroom 1

13'7" x 9'8" (4.15 x 2.96)



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

Bedroom 2

13'3" x 6'2" (4.05 x 1.89)



with radiator and uPVC double glazed window to rear.

Bathroom

10'2" x 6'8" (3.1 x 2.04)



with low level flush WC, pedestal wash hand basin, walk in shower with mains shower, part tiled walls and part waterproof wallboards, extractor fan, radiator and uPVC double glazed window to rear.

Outside



with covered porch to front, paved patio, tarmac drive and lawned garden. Side access to rear garden with outside tap, metal shed, lawned garden.

NOTE

There is Japenes Knotweed on the rear boundary.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

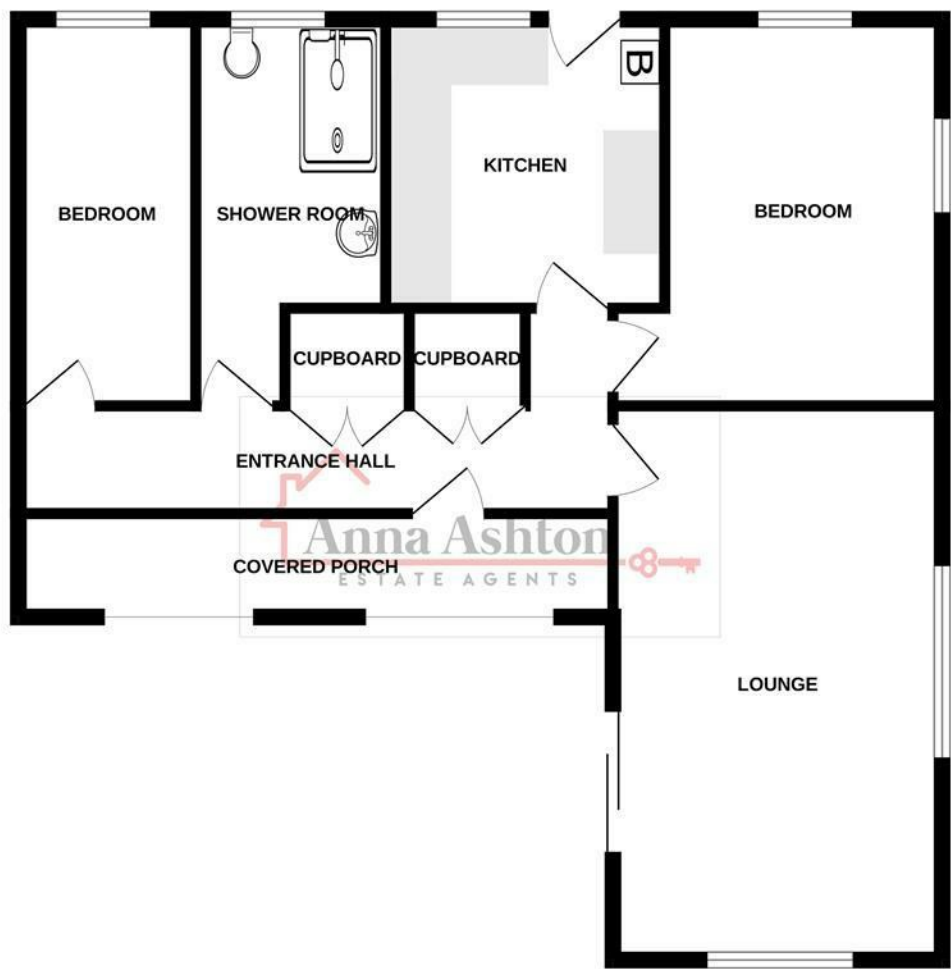
NOTE

All internal 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 3 miles into the village of Glanamman then turn left sign posted for the hospital. Proceed over the river bridge and the fork left onto Tabernacle Road and on your left hand side there are 2 private driveways, take the right hand drive 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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.