



## **5 Lon Llwyd, Glanamman, Ammanford, SA18 2FA**

**Offers in the region of £205,000**

A detached bungalow situated within easy travelling distance of the modern Ysgol Y Bedol school and the main villages of Glanamman and Garnant with Ammanford town centre being approximately 4 miles distant. Accommodation comprises entrance hall, lounge, kitchen, conservatory, 3 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with two built in cupboards one with wall mounted boiler providing domestic hot water and central heating, radiator and textured and coved ceiling.

## Lounge

17'1" x 11'9" (5.23 x 3.59)



with electric fire in feature surround, 2 radiators, textured and coved ceiling and uPVC double glazed window to side and door to rear into Conservatory

## Conservatory

8'1" x 14'5" (2.48 x 4.40)



with uPVC double glazed windows and door to side.

## Kitchen

9'11" x 11'7" (3.03 x 3.55)



with range of fitted base and wall units, display cabinets, single drainer sink unit with mono bloc tap, gas hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Bedroom 1

9'9" x 11'9" (2.99 x 3.59)



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

## Bedroom 2

9'9" x 11'8" (2.98 x 3.56)



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

## Bedroom 3

9'10" x 8'3" (3.01 x 2.52)

with hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed window to side.

## Shower Room

6'6" x 8'5" (1.99 x 2.58)



with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle with mains shower, part tiled walls, extractor fan, shaver point, radiator, textured and coved ceiling and uPVC double glazed window to side.

## Outside

with lawned garden to front, off road parking and rear garden with lawned area and patio area.

## Garage

16'10" x 9'2" (5.15 x 2.80)

with up and over door and door to side.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

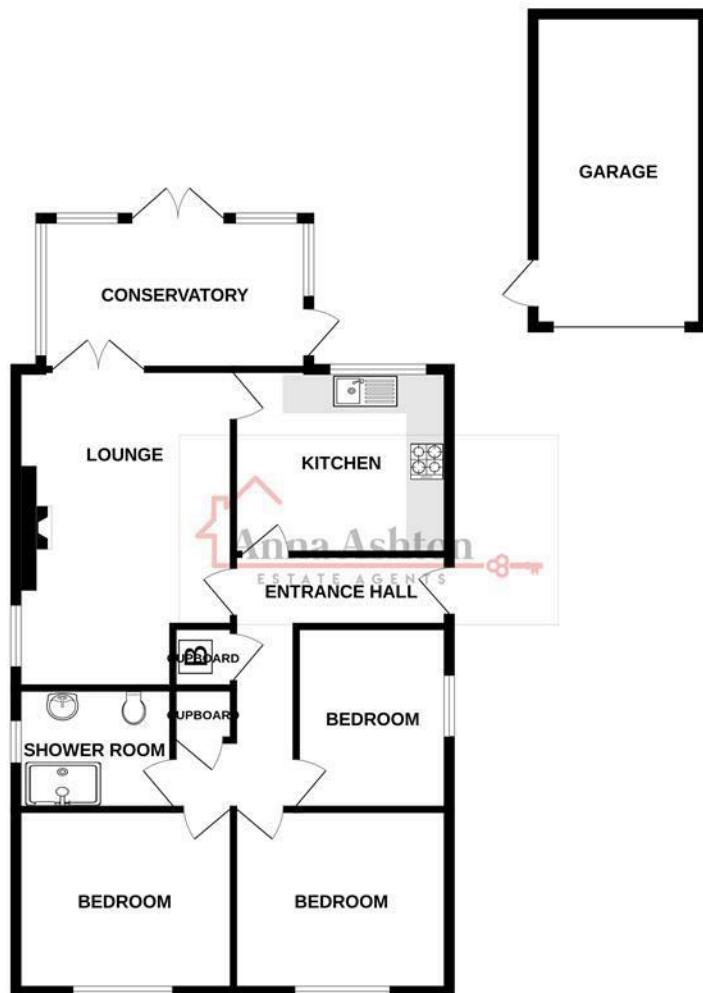
## NOTE

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 3 miles into the village of Glanamman then turn left sign posted for the hospital. Proceed over the river bridge then turn right into Folland Road and continue for approximately 2 miles and turn right into Tan-Y-Gelli. Take the first left into Lon Llwyd and the property can be found on the left hand side.

## 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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Please note:

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