



45 Carregamman, Ammanford, SA18 3EH

Offers in the region of £199,950

NO ONWARD CHAIN - A semi detached bungalow, set in a convenient town centre location, within reasonable walking distance of shops and bus stop. The property comprises entrance hall, lounge, kitchen, conservatory, 2 bedrooms and shower room, side driveway with parking for 2 cars, front and rear gardens and benefits from gas central heating and uPVC double glazing.

Ground Floor

Entrance Hall

with radiator, textured ceiling and coat hooks.

Former Cloakroom

with soil pipe and plumbing for radiator but currently used as a store cupboard.

Lounge

20'5" x 10'3" (6.24 x 3.14)



with tiled fireplace and electric fire, radiator, textured and coved ceiling and uPVC double glazed window to front.

Kitchen

10'5" x 7'10" (3.19 x 2.39)



with range of fitted base and wall units, 4 ring gas hob with extractor over and electric oven under, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, wall mounted Worcester gas boiler providing domestic hot water and central heating, part tiled walls, radiator, uPVC double glazed window to side and uPVC double glazed door to side.

Inner Hall

with built in cupboard.

Shower Room

6'10" x 6'1" (2.09 x 1.86)



with corner shower enclosure with mains mixer shower, pedestal wash hand basin, low level flush WC, part tiled walls, tiled floor, extractor fan, radiator, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

10'9" x 8'10" (3.28 x 2.7)



with hatch to roof space, textured ceiling, radiator and uPVC double glazed French doors to conservatory.

Bedroom 2

9'6" x 9'5" max (2.91 x 2.88 max)



with radiator, textured ceiling and uPVC double glazed French doors to conservatory.

Conservatory

8'9" x 16'4" (2.68 x 5)



with electric radiator, tiled floor, glass roof, uPVC double glazed windows to side and rear and uPVC double glazed French doors to rear.

Outside



Paved garden to front. Side driveway with parking for 2 cars. Enclosed low maintenance rear garden with raised flower beds, paved patio, timber shed, metal shed and outside tap,

Services

Mains water, electricity, gas and drainage.

Council Tax

Band B.

Directions

Leave Ammanford on Wind Street and at the roundabout turn left. At the next roundabout turn right then right again and the property can be found on the left hand side, identified by our For Sale board.

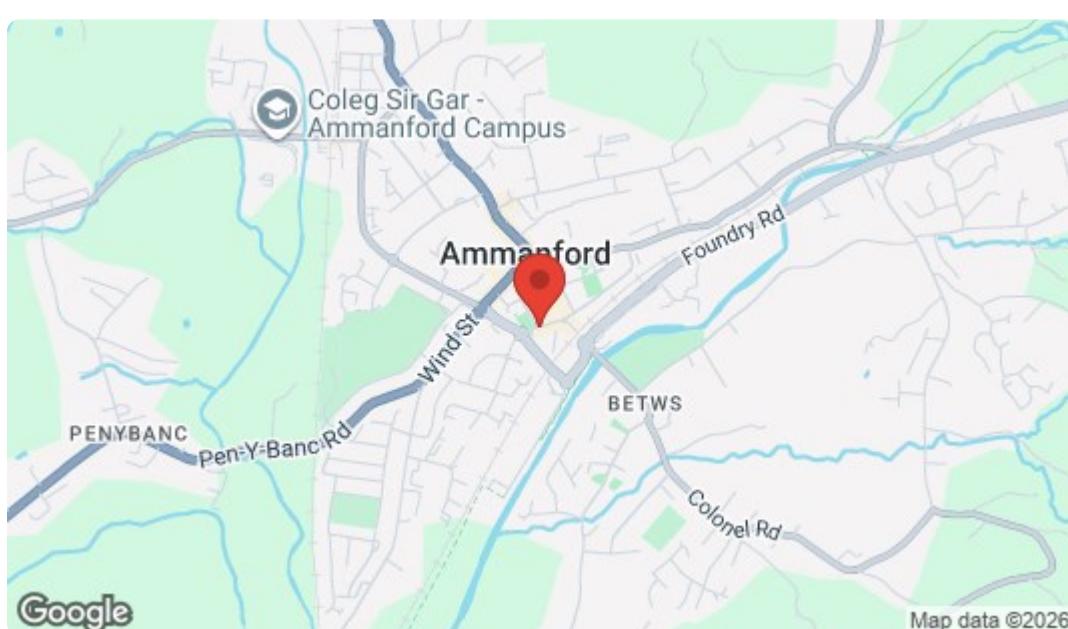
NOTE

All internal photographs are taken with a wide angle lens.

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		
(81-91) B		
(69-80) C		
(55-68) D	75	65
(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.