



Clos Nant-y-Ci, offers in the region of £325,000

- 3 Bedroom Detached Bungalow
- Sought After Location
- Driveway & Garage For Off-Street Parking
- Close to Local Amenities
- Front And Rear Garden
- EPC Rating: C



 3  2  1



About the property

Peter Alan Gorseinon are pleased to present a 3 bedroom detached bungalow situated within the sought after Clos Nant-Y-Ci development. The property is situated in the small village of Saron, within easy access to Ammanford town centre local amenities such as shops, restaurants and schools. Internally the well-proportioned bungalow briefly comprises of entrance hall with access to lounge, kitchen, family bathroom, loft access and 3 bedrooms with En-suite to the master bedroom. Externally the property benefits from a enclosed rear garden, driveway and garage. To book a viewing on this ideal family home in a quiet residential estate please call the sales team today on 01792 894422 or you can book viewings 24/7 on our website.

Accommodation

Ground Floor

Entrance Hall

Door to enter, fitted carpet, access to attic, radiator.

Lounge

19' 8" x 12' (5.99m x 3.66m)

Sliding door to rear, fitted carpet, radiator.

Kitchen

19' 6" x 11' 9" (5.94m x 3.58m)

Tiled flooring, Wall and base units with granite worktop, integrated dishwasher, fridge/freezer, eye-level double oven and induction hob, door to garage, door and window to rear, radiator.



Bedroom 1

16' 5" Max x 11' 8" Max (5.00m Max x 3.56m Max)

Fitted carpet, window to front

En Suite

Fitted carpet, tiled walls, wc, wash hand basin, shower, frosted window.

Bedroom 2

11' 9" x 11' 9" (3.58m x 3.58m)

Fitted carpet, Window to front, radiator.

Bedroom 3

11' 4" x 7' 8" (3.45m x 2.34m)

Fitted carpet, window to side.

Bathroom

Tiled flooring, frosted window, airing cupboard, wc, wash hand basin, bath and shower, towel rail.

Loft Space

Fitted carpet, skylight, and storage in eaves.

Garage

Utility area, electric garage door, door to garage, access to kitchen, oil boiler.

Outside

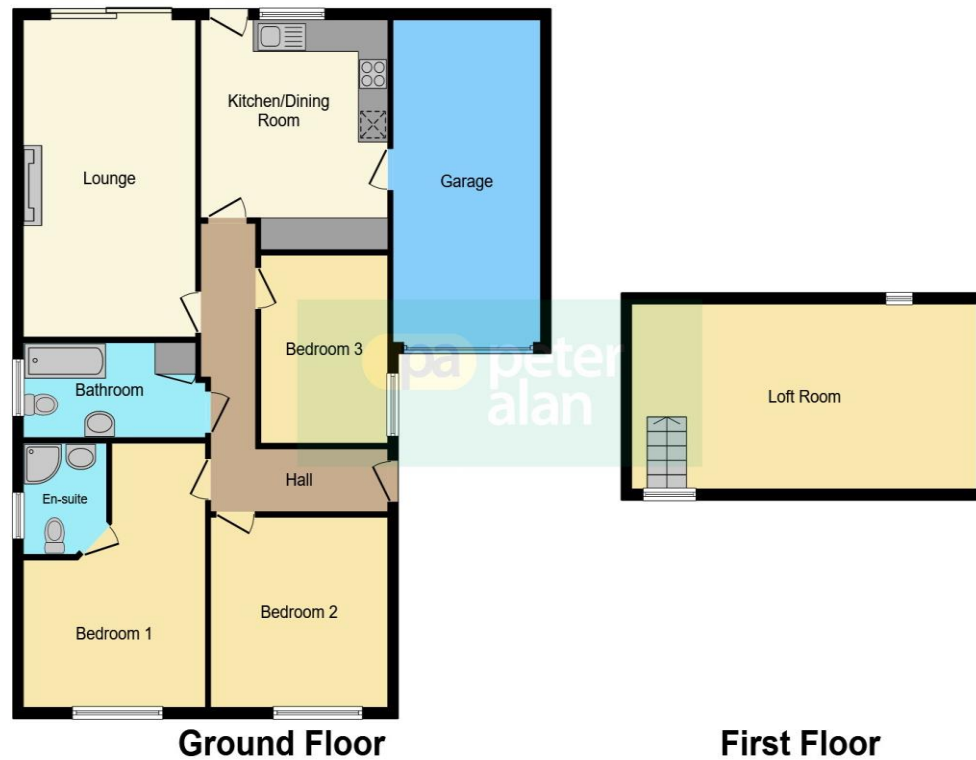
Front

Driveway, stoned area.

Rear

Patio area, Mainly lawn, Side gate.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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