Anna Ashton
ESTATE AGENTS









3 Parklands Court, , Ammanford, SA18 3TJ

Offers in the region of £105,000

- No onward chain!
- 1 bedroom
- uPVC double glazing
- Semi detached bungalow
- Gas central heating
- Enclosed rear garden

Ground Floor
Wooden door to

Covered walk way
uPVC double glazed entrance door to

Kitchen/Living
16'6" x 10'5" (5.05 x 3.18)




with range of fitted base units, stainless steel sink unit with mixer taps, 4 ring hob, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and rear and door to side.

Bedroom 1
10'6" x 8'1" (3.22 x 2.48)



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

Bathroom
5'5" x 8'1" (1.67 x 2.47)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, tiled walls, extractor fan, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with side access to rear garden with outside light and garden ready for cultivation.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains
Broad Band Speed: Download: 1800 mbps

Upload: 220mbps
Mobile coverage: 3: 83% Vodafone: 80%
EE: 76% 02: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Rights and Easements:
Restrictions:

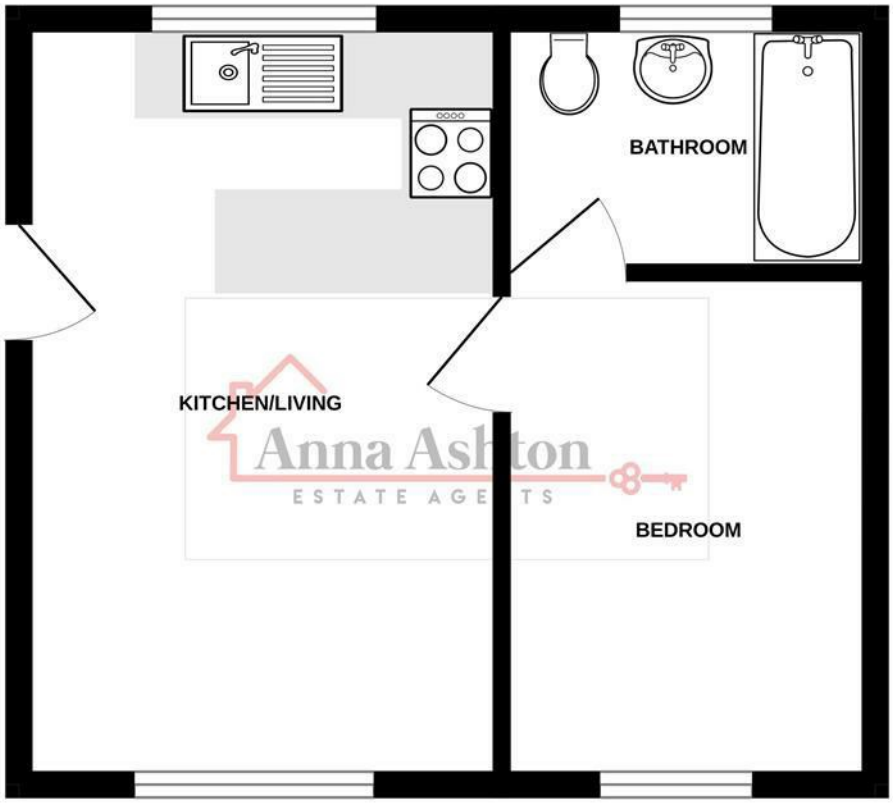
NOTE
All internal photographs are taken with a wide angle lens.

Council Tax
Band A

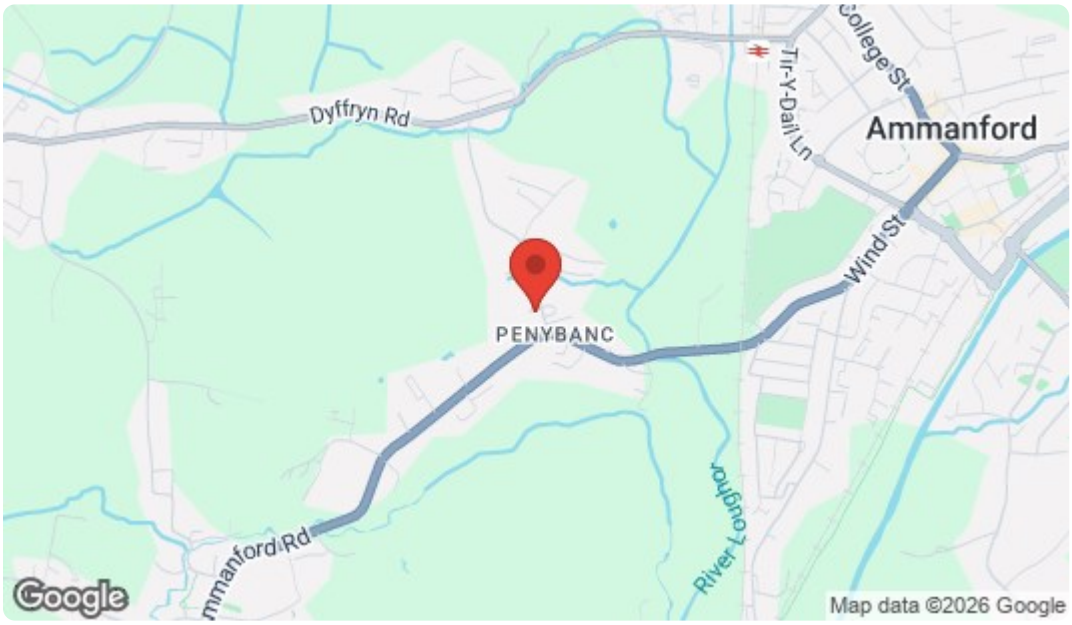
Agents Note
We understand there is Japanese Knotweed at the property and the vendor will put a treatment plan in place if required

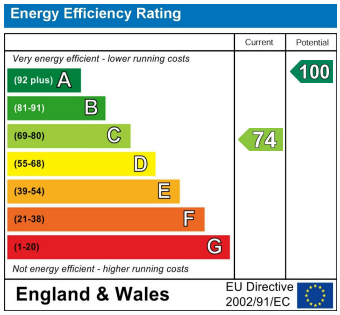
Directions
Leave Ammanford on Wind Street and travel up the hill to Penybanc. Turn right into Parklands Road and then first left into Parklands Court and the property can be found at the end on the left hand side, identified by our For Sale board.

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