



24 Wernddu Road, Ammanford, SA18 2NE

Starting Bid £195,000

Located on Wernddu Road in the town of Ammanford, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 786 square feet, the property is ideally situated just one mile from the bustling town centre, making it an excellent choice for those seeking a peaceful retreat with easy access to local amenities.

The well-presented accommodation features 2 reception rooms, which includes a spacious living room, sitting room and a bright conservatory. The bungalow boasts two comfortable bedrooms and shower room. The kitchen is well-equipped and the benefit of an adjoining utility room. The property also benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, the low-maintenance garden to the rear offers a tranquil space for outdoor enjoyment, while a workshop provides additional storage or a creative space for hobbies. Off-road parking is also available, adding to the convenience of this lovely home.

This bungalow is an ideal choice for first-time buyers, downsizers, or anyone looking for a comfortable living space in a popular location. With its appealing features and proximity to Ammanford, this property is not to be missed.

FOR SALE BY SECURE SALE ONLINE BIDDING (Terms & Conditions Apply)

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY



With UVC double glazed entrance door, radiator and doors off to....

BEDROOM 2 10'2" max x 9'10" (3.10m max x 3.00m)



This room is currently used as a study and comprises a window to front elevation, radiator and fitted wardrobes with mirrored sliding doors.

LIVING ROOM 13'1" x 12'7" (4.00m x 3.85)



Feature fireplace and storage cupboard housing the 'Ideal' gas boiler. Glazed double doors to sitting room and UPVC double glazed sliding door to conservatory.



SITTING ROOM 9'9" x 11'1" (2.99m x 3.40)



Window to front elevation and radiator.

CONSERVATORY/GARDEN ROOM 12'0" x 7'3"
(3.68m x 2.23m)



With a polycarbonate roof, radiator and UPVC double glazed doors to rear garden.

BEDROOM 1 11'9" x 9'10" (3.59m x 3.01m)



Window to side elevation, radiator and fitted wardrobe with mirrored sliding doors.



KITCHEN 14'8" x 10'10" (4.48m x 3.32m)



Fitted with a good range of wall and base units incorporating single bowl single drainer sink unit, integral dishwasher, 'Leisure' Cooking range with electric 5 ring hob and hotplate and extractor over, wine rack, radiator, window to rear and exterior door to rear.

Door to utility room



UTILITY ROOM 6'9" x 4'1" (2.08m x 1.26m)

Range of wall and base units, plumbing for washing machine, radiator and a heated towel rail. Opening into the shower room.

SHOWER ROOM



WC and vanity unit, shower enclosure with Triton shower, radiator and window to side elevation.

EXTERNALLY



Gravelled area to the front with shrub borders and driveway providing off road parking.

Low maintenance rear garden laid to gravel with patio areas and well stocked borders.

Garden store shed and workshop with power and light connected



SERVICES

Mains water, electric drainage and gas.

COUNCIL TAX

We are advised that the Council Tax Band is C

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

MOBILE & BROADBAND COVERAGE

Information provided online but would recommend prospective buyers to make their own enquires
Basic 16Mbps Ultrafast 1800 Mbps
EE Vodafone Three O2

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the BJ Properties on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

LEGAL PACK

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling

all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

CONTACT NUMBERS

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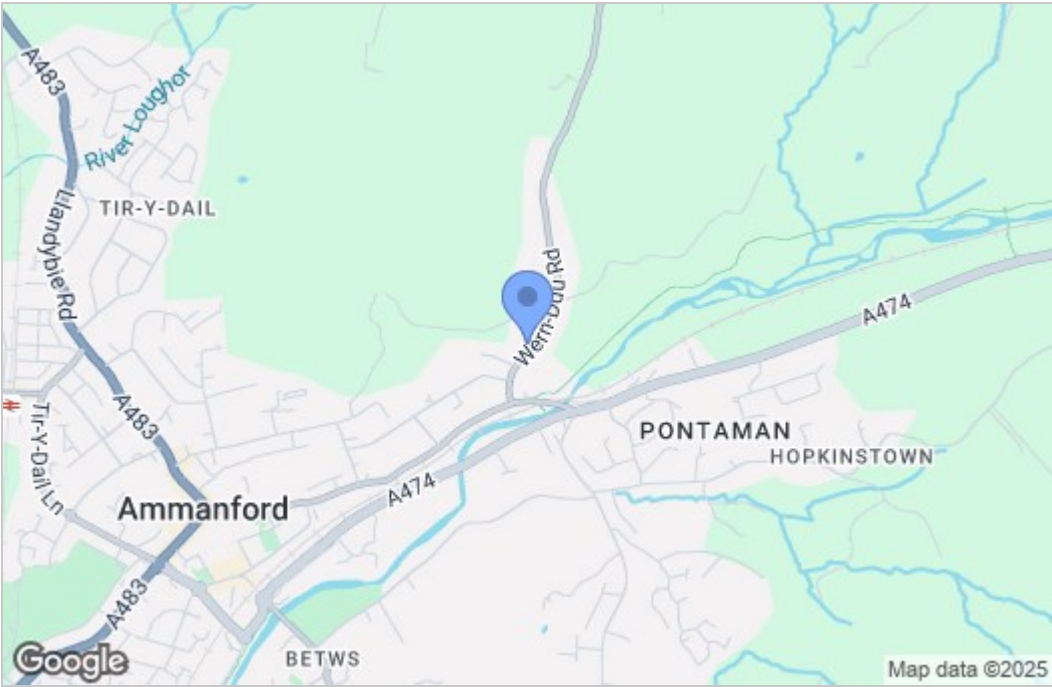
Floor Plan

GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.

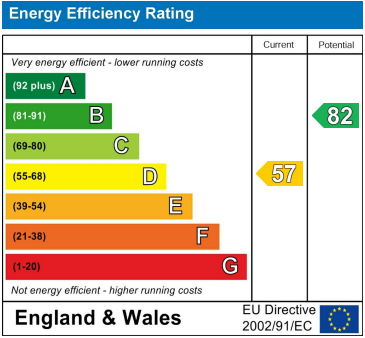


TOTAL FLOOR AREA: 798 sq.ft. (74.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.