



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON AJS/SC/0224/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

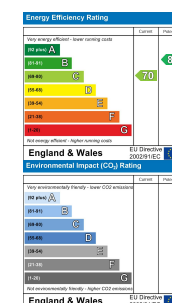
39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



20 Jones Terrace, Glanamman, Carmarthenshire, SA18 2AH

- Semi-detached Property
- Spacious Kitchen/Diner
- Situated in a Small Cul-de-sac
- Ideal FTB
- EPC RATING C
- Three Bedrooms
- Downstairs Cloakroom & Upstairs Shower Room
- Low-maintenance Rear Garden
- Quiet Village Location



Price £136,950

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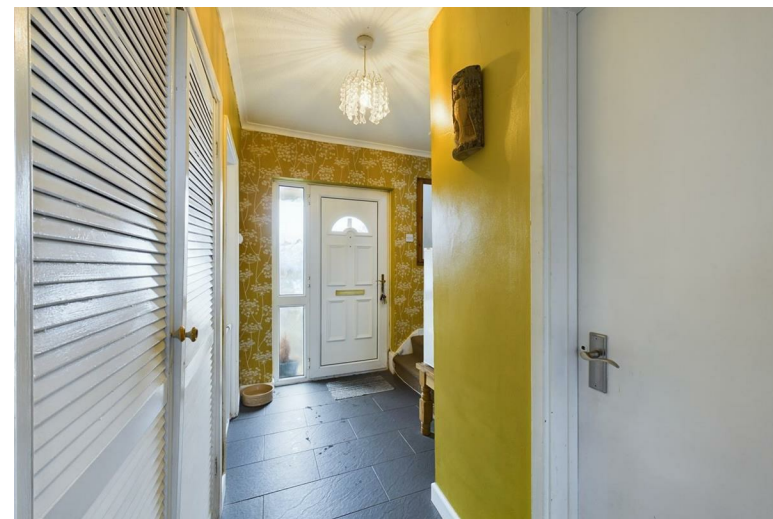
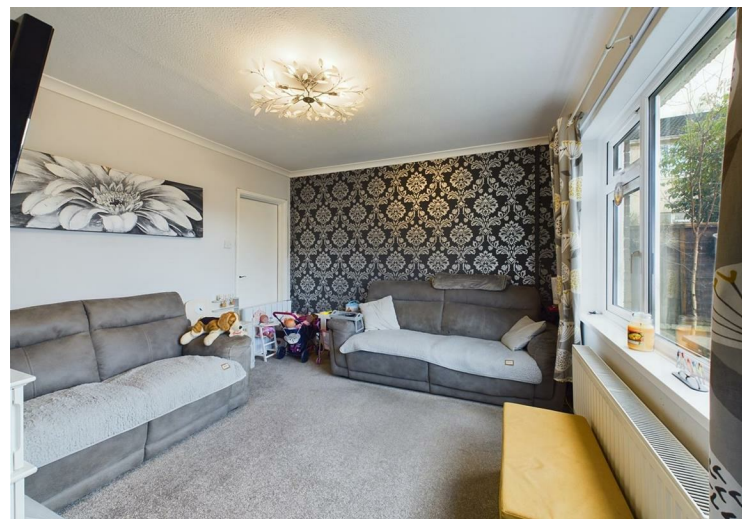


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The Agent that goes the Extra Mile





READY TO MOVE IN! Situated in a quiet cul-de-sac just off the main road in the charming village of Glanamman, we have for sale this three-bedroom, semi-detached property with views of the local countryside to the rear elevation. An ideal FTB that offers a beautiful "Leekes" fully-fitted kitchen, downstairs cloakroom and upstairs shower room, then a low-maintenance patio garden to the rear. Call 01269 596659 to arrange your booking with us. EPC RATING C.

Accommodation comprises a Hallway, lounge, cloakroom, spacious kitchen/diner, landing, three bedrooms and shower room. Externally to the front, an enclosed garden mainly laid to lawn with secure pedestrian gated access into the rear garden. To the rear, an enclosed low-maintenance garden is laid with patio slabs.

The village itself offers excellent leisure facilities such as riverside walks, parks, and recreational grounds, and the neighbouring town boasts a modern primary school and an 18-hole golf course. The main shopping facilities are located in Ammanford town centre, although you will find a range of local shops, hairdressers, food takeaways, chemists and doctors' surgery in the village.



..AGENTS VIEWING NOTES

KEY INFORMATIONEx-local authority property with cavity wall insulation. Internal wall taken down in 2020 between the kitchen/diner, no building regs. The small courtyard area at the front of the property before the main gate into the properties garden is not part of the property. Footpath at the side is for public access. No ultrafast broadband.

CLOAKROOM

4'9" (max) x 4'9" (max) (1.47 (max) x 1.47 (max))

LOUNGE

11'2" (max) x 11'1" (max) (3.42 (max) x 3.39 (max))

KITCHEN/DINER

22'5" (max) x 8'4" (max) (6.84 (max) x 2.56 (max))

HALLWAY

LANDING

SHOWER ROOM

9'0" (max) x 6'0" (max) (2.76 (max) x 1.85 (max))

BEDROOM 1

13'3" (max) x 10'7" (max) (4.05 (max) x 3.24 (max))

BEDROOM 2

11'6" (max) x 9'6" (max) (3.51 (max) x 2.91 (max))

BEDROOM 3

10'6" x 7'3" (3.21 x 2.21)



DIRECTIONS

From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanamman. As you come into Glanamman follow the road taking the fifth turning off on your right, signposted "Jones Terrace". Follow the estate around to your left and up the hill the property will be situated on the left-hand side, number 20.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.