



2 Cennen terrace

, Ammanford, SA18 2LX

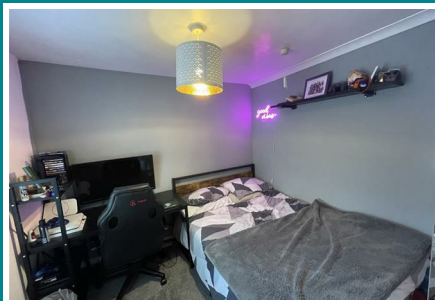
Offers in the region of £229,995



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Entrance Porch

4'9" x 3'10" (1.46m x 1.19m)

Traditional flooring, uPVC double glazed door, Electric meter, Smooth ceiling with 1 x light fitting, Door leading to the hallway.

Hallway

Wooden flooring, 1 x door leading to the dining room, Smooth ceiling with 1 x light fitting, 1 x radiator, Smoke alarm, Thermostat

Dining room

11'3" x 14'6" (3.45m x 4.43m)

Wooden flooring, Feature fire place with tiled hearth, Space for a dining table and chairs, Smooth ceiling with 6 x downlighters, 1 x radiator, 2 x door leading to the downstairs W.C and Kitchen, Arch leading to the lounge.

Lounge

9'11" x 9'4" (3.04m x 2.86m)

Laid carpet, 1 x radiator, Smooth ceiling with 4 x downlighters, uPVC double glazed window to the front.

Downstairs W.C

2'7" x 4'11" (0.80m x 1.51m)

Traditional flooring, Low level flush cistern, Pedestal wash hand basin, 1 x radiator.

Kitchen

14'9" x 12'10" (4.52m x 3.93m)

With a range of wall and base units with a

complimentary worksurface over, Stainless steel sink and drainer unit with a hot and cold mixer unit over, Integrated over, 2 x uPVC double glazed windows to the rear, 2 x radiators, Centre island, Space for a fridge freezer, 2 x Skylights, Smooth ceiling with 9 x downlighters, Floor tiles, Gas hob

Staircase and Landing

Laid carpet, 4 x doors leading to 3 bedrooms and bathroom and staircase leading to the second floor.

Bedroom 1

8'9" x 8'7" (2.69m x 2.62)

Laid carpet, 1 x radiator, uPVC double glazed window to the rear, Smooth ceiling with 1 x light fitting,

Bedroom 2

12'0" x 8'10" (3.67m x 2.71m)

Laid carpet, 1 x radiator, uPVC double glazed window to the front, Smooth ceiling with 1 x light fitting,

Bedroom 3

7'2" x 6'0" (2.19m x 1.83m)

Laid carpet, 1 x radiator, uPVC double glazed window to the front, Smooth ceiling with 1 x light fitting,

Bedroom 4 with en-suite

16'0" x 9'8" (4.9m x 2.96m)

Laid carpet, 1 x radiator, uPVC double glazed window to the rear, Smooth ceiling with 3 x light fitting,

En-suite

6'6" x 5'11" (1.99m x 1.82)

Wooden flooring, Wash hand basin, Low level flush cistern Walk in shower, Smooth ceiling with 3 x light fitting

Bathroom

9'8" x 6'5" (2.97m x 1.97m)

Floor tiles, Low level flush cistern, Wash hand basin, Walk in shower, Jacuzzi bath, 1 x radiator, Mirror with lights, uPVC double glazed window to the rear.

Externally

Externally and to the front there is a driveway providing parking for 2 vehicles, There is side access leading to the rear garden. The side also consists of a garage. To the rear there is a decking area with stairs leading to the lawn area with beautiful country side views where occupiers may enjoy many hours of sunshine in a quiet and tranquil environment.

Disclaimer

Disclaimer:

Disclaimer general information

Services: Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map



Terrain Map

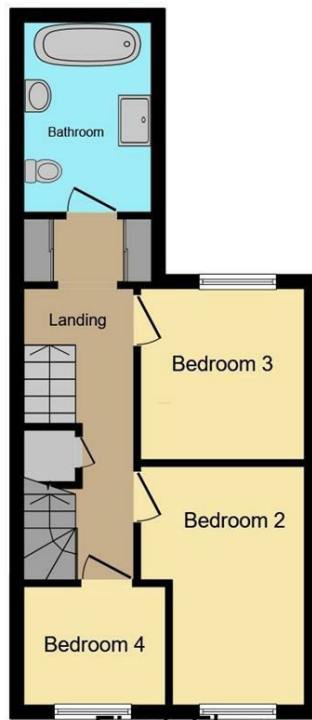


Floor Plan



Ground Floor

Floor area 44.8 m² (482 sq.ft.)



First Floor

Floor area 35.9 m² (386 sq.ft.)



Second Floor

Floor area 23.3 m² (251 sq.ft.)

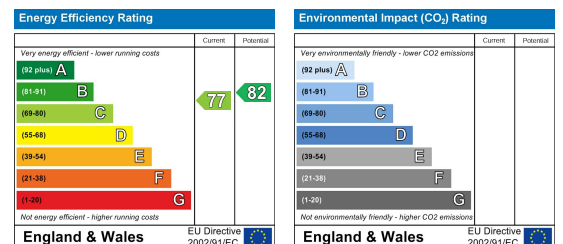
TOTAL: 104.0 m² (1,119 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.