



31 Ceidrim Road

Glanamman, Ammanford, SA18 1BZ

Offers in the region of £155,000



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Entrance Hallway

Entrance is via a uPVC double glazed door with patterned glass, Laid Carpet, 1 x radiator, Coved ceiling with 1 x light fitting and smoke alarm, Electric meter and fuse box, Door leading to the lounge, Staircase leading to the first floor.

Lounge/Dining Room

22'2" x 12'3" (6.78m x 3.74m)

Traditional wooden flooring, Gas feature fire place with fire surround, Coved ceiling with 2 x light fittings, 1 x uPVC double glazed windows to the front with fitted vertical blinds, 2 x radiators, Under stairs storage cupboard, 1 x door leading to the kitchen.

Kitchen

14'9" x 11'0" (4.50m x 3.37m)

With a range of wall and base units with a complimentary worksurface over, Breakfast Bar, Sink and drainer unit with hot and cold mixer tap over, 1 x uPVC double glazed window to the rear with fitted roller blinds, Space for a standalone cooker with an extractor hood over, Space for a tumble dryer, Wall mounted gas boiler, Space for a fridge freezer, 1 x radiator, Laminate flooring, Panelled ceiling with 1 x light fitting and fitted downlighters, Part wall tiles, Space for a small dining table and chairs, Arch to the rear porch.

Rear Porch

4'9" x 3'4" (1.45m x 1.04m)

Entrance is via a uPVC double glazed door, Part wall tiles, Shelving, Laminate flooring, Door to downstairs W.C,

Downstairs W.C.

4'8" x 3'11" (1.43m x 1.21m)

Low level flush cistern, Wash hand basin over base unit, Click laminate flooring, Wall mounted mirrored cabinet, Part wall tiles, 1 x radiator,

Staircase and Landing

Laid carpet, Fitted unit, Coved ceiling with 1 x light fitting, 1 x attic hatch, 1 x smoke alarm, Door to bedrooms 1-3 and bathroom

Bedroom 1

13'6" x 8'8" (4.12m x 2.66m)

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

Bedroom 2

10'7" x 9'1" (3.23m x 2.78m)

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

Bedroom 3

11'5" x 9'0" (3.50m x 2.76m)

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

Shower room

9'0" x 6'2" (2.75m x 1.90m)

Featuring an enclosed shower, Pedestal wash hand basin, Low level flush cistern, Vinyl flooring, Respatex walls, 1 x radiator, 1 x uPVC double glazed window to the front with obscured glass and fitted roller blinds, Coved ceiling with 1 x light fitting, wall mounted mirror cabinet

Externally

Externally and to the rear there is a low maintenance terraced garden with several patio areas and a mixture of plants, shrubbery and vegetable patches. The rear also boasts a Garage providing off road parking via a rear access. The rear enjoys many hours of sunshine in a quiet surrounding.

Garage

23'6" x 12'9" (7.18m x 3.89m)

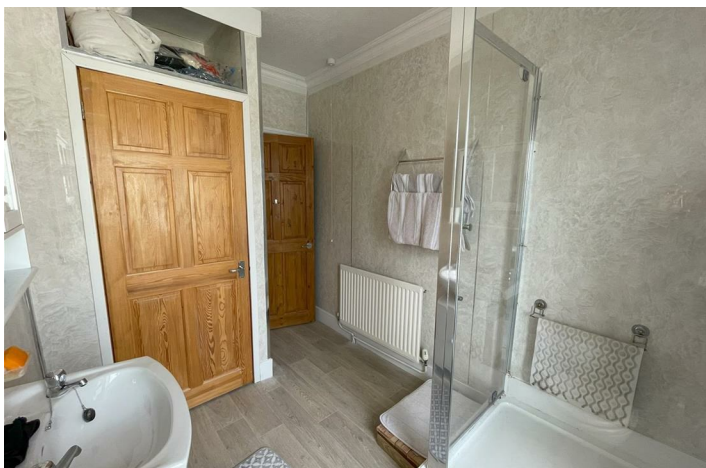
Electric up and over door, Electric and light supply, uPVC double glazed window and door.

Disclaimer

Disclaimer general information:

Services: Mains electricity, gas, water and sewerage services. 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

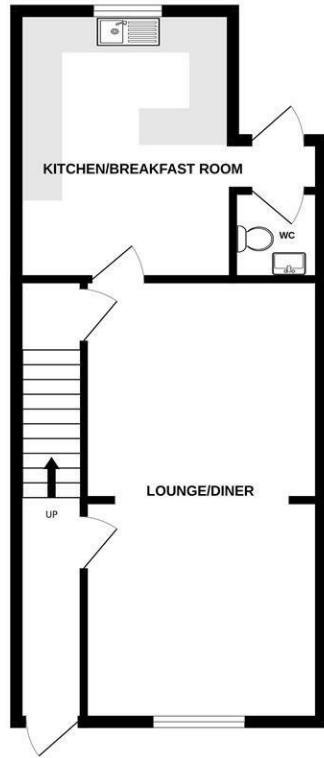


Terrain Map

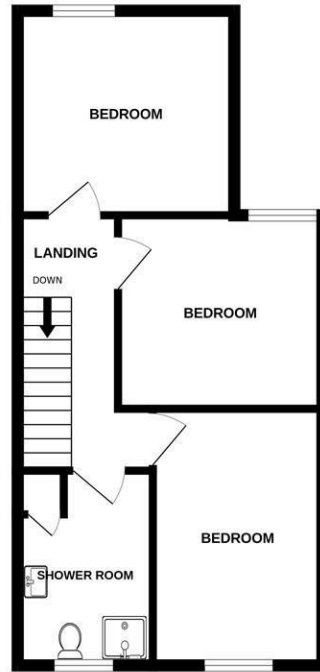


Floor Plan

GROUND FLOOR



1ST FLOOR

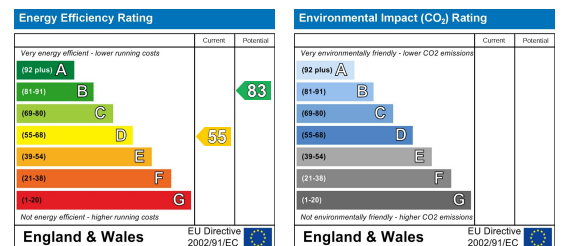


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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



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