



## 34 Waterloo Road

, Ammanford, SA18 3SF

Offers in the region of £255,000



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### Entrance Hallway

Entrance is via a uPVC double glazed door with patterned glass, Coved ceiling with 2 x light fitting, 1 x radiator, Laid carpet, Doors leading to the downstairs W.C, Kitchen/Diner and Lounge, Under stair storage cupboard.

### Downstairs w.c/Cloakroom

6'1" x 2'11" (1.86m x 0.91m)

Featuring a Low level flush cistern, Wash hand basin over base unit, Vinyl flooring, Part wall tiles, Ceiling light, 1 x uPVC double glazed window with obscured glass and fitted roller blinds, Fuse box.

### Lounge

16'4" x 11'10" (4.98m x 3.63)

Laid Carpet, 1 x large uPVC double glazed window to the front, 1 x radiator, Coved ceiling with 1 x light fitting.

### Kitchen/Diner

16'4" x 10'5" (4.98m x 3.20m)

With a range of attractive and newly fitted wall and base units with a complimentary worksurface over, Plumbing made ready for a washing machine, Integrated double oven and grill, Hob with extractor hood over, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Part wall tiles, Space for a fridge freezer, Part laid carpet, Part vinyl flooring, 1 x radiator, 1 x uPVC double glazed window to the rear with fitted roller blinds, 1 x uPVC double glazed patio doors to the rear with fitted vertical blinds, Coved ceiling with 2 x light fitting, Large space for a dining table and chairs.

### Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the side with obscured glass, 1 x light fitting, 1 x attic hatch, 1 x smoke alarm, in-built airing cupboard housing the Worcester boiler, Doors leading to bedrooms 1-3 and family bathroom.

### Bedroom 1

16'6" x 10'7" (5.03m x 3.23m)

Double bedroom, 1 x uPVC double glazed window to the rear, 1 x light fitting, 1 x radiator.

### Bedroom 2

11'10" x 9'3" (3.62m x 2.83m)

Double bedroom, 1 x uPVC double glazed window, 1 x light fitting, 1 x radiator.

### Bedroom 3

11'10" x 6'9" (3.61m x 2.07m)

Double bedroom, 1 x uPVC double glazed window, 1 x light fitting, 1 x radiator.

### Family Bathroom

7'2" x 5'6" (2.19m x 1.69m)

Featuring an enclosed shower, Low level flush cistern, Wash hand basin over a base unit, 1 x radiator, Vinyl flooring, Wall tiles, 1 x light fitting, 1 x uPVC double glazed window to the side with obscure glass, 1 x radiator, Part respatex, Part wall tiles.

### Externally

Externally and to the front there is a shared access

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leading to the front and side driveway providing off road parking for several vehicles. The front also boasts attractive plants and shrubbery. There is Side access leading to the rear which benefits from an enclosed and low maintenance garden featuring laid lawn. Outside tap and electric power socket. The detached garage is also to the rear. Occupiers may enjoy several hours of sunshine in a quiet surrounding.

### **Garage**

Electric door, light and electric supply.

### **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



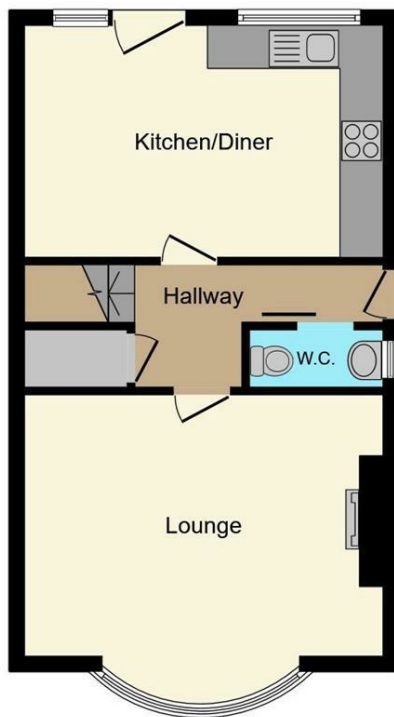
## Hybrid Map



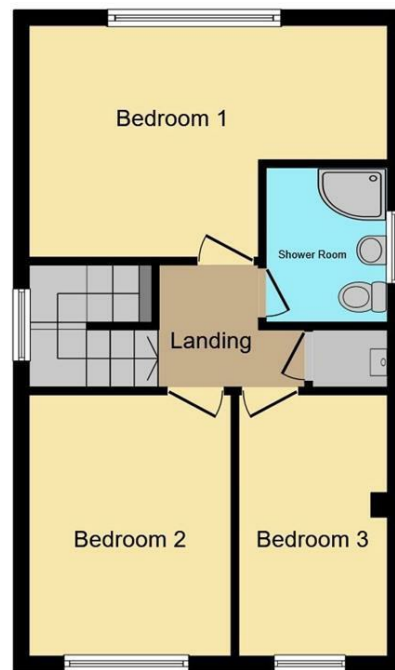
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 44.9 m<sup>2</sup> (484 sq.ft.)



**First Floor**  
Floor area 43.6 m<sup>2</sup> (469 sq.ft.)

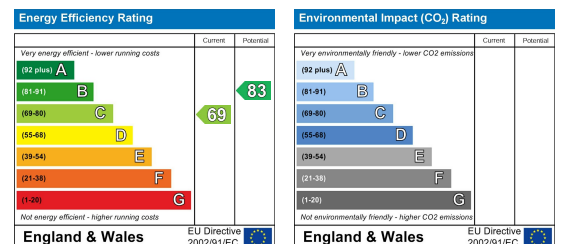
**TOTAL: 88.5 m<sup>2</sup> (953 sq.ft.)**

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.