



Ceidrim Road, Glanamman, Ammanford, SA18

Offers In Region Of £185,000



**Calow Evans**  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Ceidrim Road, Glanamman, Ammanford, SA18

A three bedroom semi detached property situated on a side road in the village of Glanamman. The property has been refurbished to a good standard and is in a move-in condition with all flooring included in the sale. The property benefits from mains gas central heating, double glazing, a first floor bathroom and outside WC. Externally a good sized garden to the rear laid to lawn.

The village of Glanamman offers excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, children's play area's and the neighbouring village boast a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre. This property would ideally suit a first time buyer.





### **Entrance Hallway:**

Stairs to first floor, single panel radiator.

### **Lounge/Dining Room:**

6.86m x 3.51m (22'6" x 11'6")

Double glazed windows to front and rear, feature slatted wood panelling to alcoves, two double panel radiators.

### **Kitchen:**

3.58m x 3.02m (11'9" x 9'11")

Double glazed glass panel door and double glazed window to side, fitted with a range of wall and base units, single bowl sink unit and draining board, electric hob and oven with extractor fan over, cupboard housing gas boiler providing domestic hot water and central heating, plumbing for washing machine, tiled floor, understairs storage cupboard, double panel radiator.





## First Floor Landing:

Entrance to loft.

## Bedroom One:

3.81m x 3.02m (12'6"/11'10" x 9'11")

Double glazed window to rear, double panel radiator.

## Bedroom Two:

4.11m x 2.62m (13'6" x 8'7")

Double glazed window to front, double panel radiator.

## Bedroom Three:

2.87m x 2.77m (9'5" x 8'2"/9'1")

Double glazed window to rear, single panel radiator.

## Bathroom:

3.1m x 1.85m (10'2" x 6'1")

Double glazed obscure window to front, suite comprises panelled bath with shower over and shower screen, WC, pedestal wash hand basin, walls tiled to ceiling, single panel radiator.

## Externally:

A paved enclosed frontage, side pedestrian access to a good sized rear garden laid to lawn, fruit trees, outside WC and tap.

## Services:

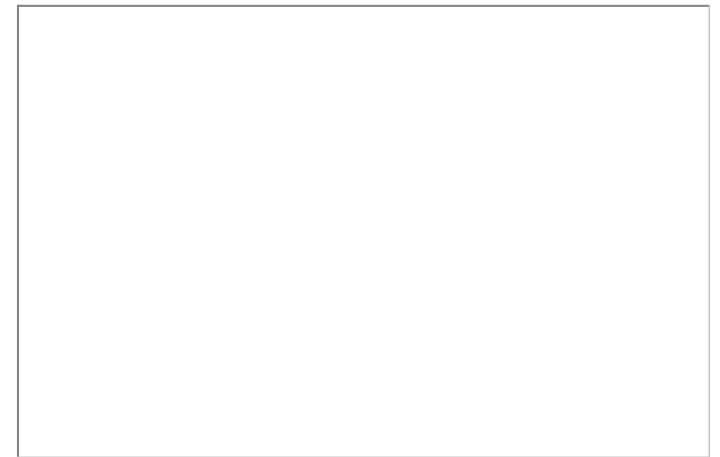
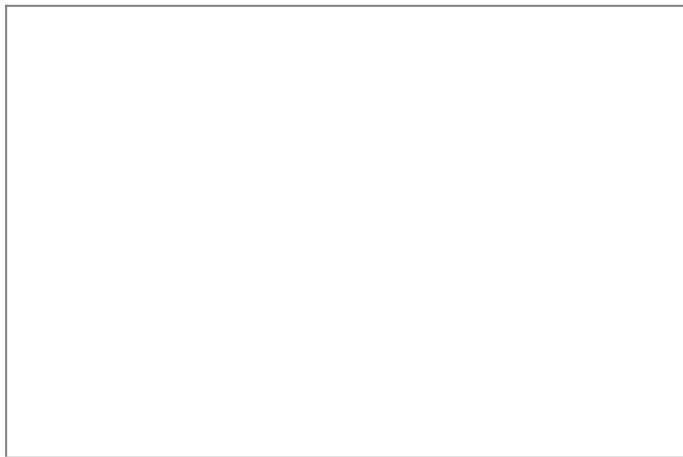
We are advised all mains services are connected.

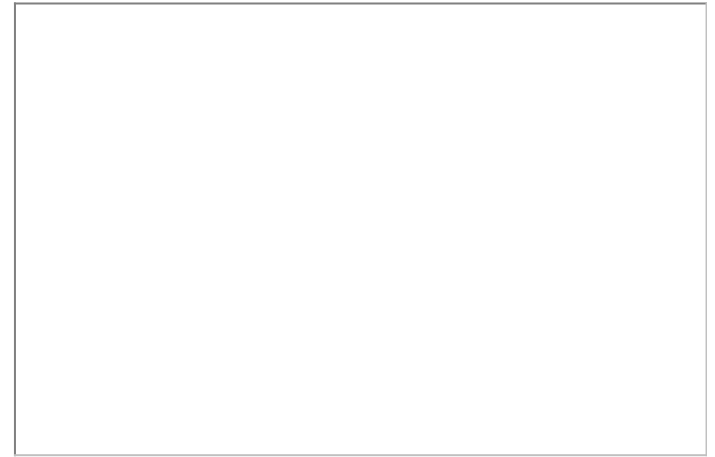
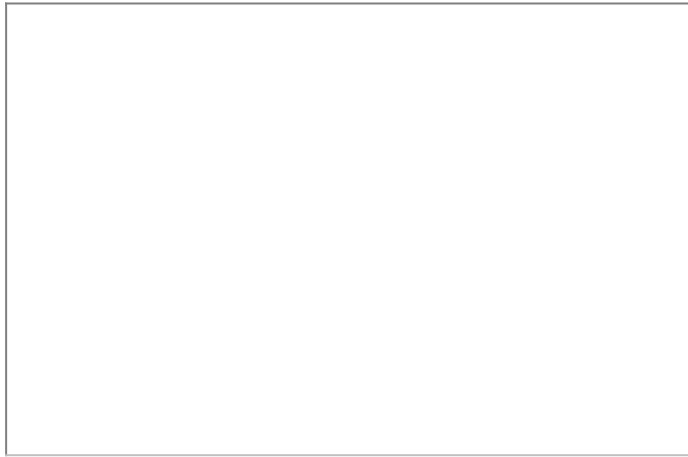
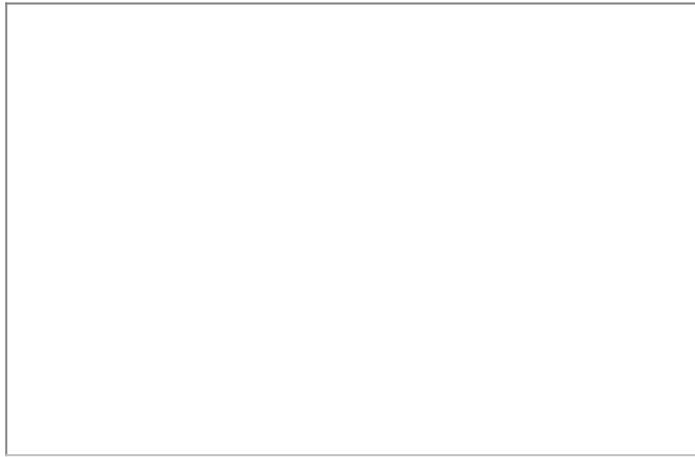
## Tenure:

Freehold.

## Council Tax Band:

C.





### **Broadband/Mobile Phone Coverage:**

There is superfast broadband and mobile phone coverage in the area.

### **Directions:**

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue until reaching the next junction in Pontamman and turn left. Proceed through the village of Glanamman onto Garnant. On reaching The Half Moon turn right immediately before and proceed up the hill. Take the first right hand turning onto Ceidrim Road whereby the property will be located on the left hand side as identified by our for sale board.

### **Disclaimer:**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



**Address**

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Ammanford, SA18 3AF

**Office Contact**

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