



Station Road, Glanamman, Ammanford, SA18

Offers In Region Of £115,000



Calow Evans
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Station Road, Glanamman, Ammanford, SA18

A two bedroom cottage situated on a no-through road in the centre of the village of Glanamman. The property is in need of renovation works and benefits from gas fired central heating and double glazing. There is a good sized garden to the rear with side pedestrian access across the neighbours property.

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 property boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre. This is an ideal purchase for the investor.





Entrance Hallway:

Stairs to first floor.

Lounge:

4.01m x 2.87m (13'2" x 9'5")

Double glazed window to front, stone fireplace with coal effect electric fire, single panel radiator.

Inner Passage:

Leading to kitchen.





Kitchen:
4.29m x 2.87m (14'1" x 9'5")

Double glazed window and double glazed glass panel door to rear, fitted with wall and base units, eye level oven and grill, gas hob with extractor fan over, quarry tiled floor, part tiled walls, wall mounted gas boiler providing domestic hot water and central heating.

First Floor Landing:

Entrance to loft.

Bedroom One
3.89m x 3.05m (12'9" x 10'0")

Double glazed window to front, walk in airing cupboard with radiator and shelving, picture rail, single panel radiator.

Bedroom Two:
3.12m x 3.68m (10'3" x 7'10"/12'1")

Double glazed window to rear, single panel radiator.

Shower Room:
2.46m x 1.73m (8'1" x 5'0"/5'8")

Double glazed obscure window to rear, pedestal wash hand basin, WC, shower enclosure with tiled splashback, single panel radiator.

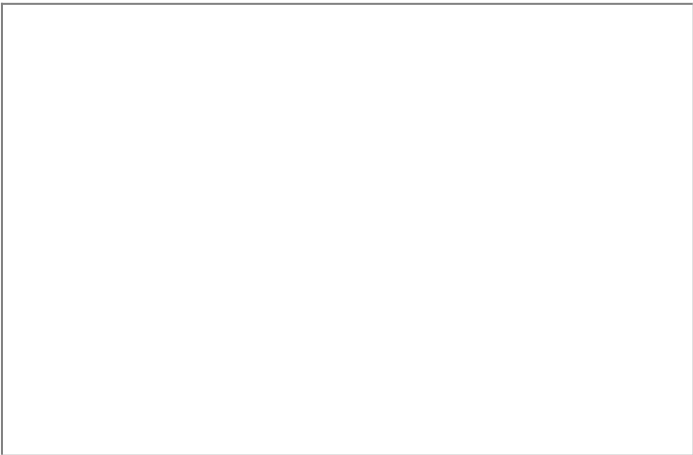
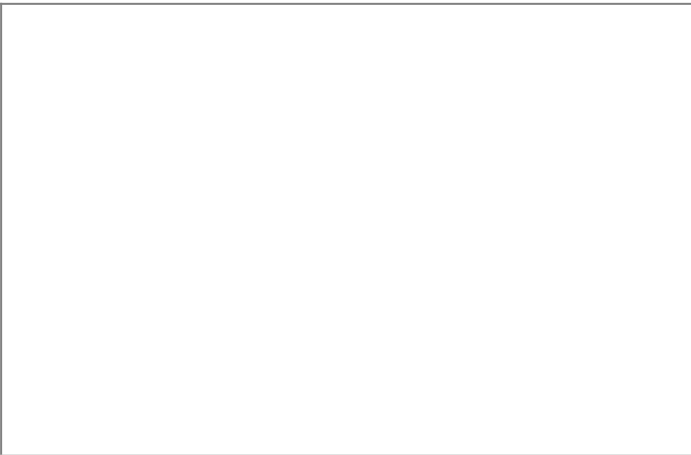
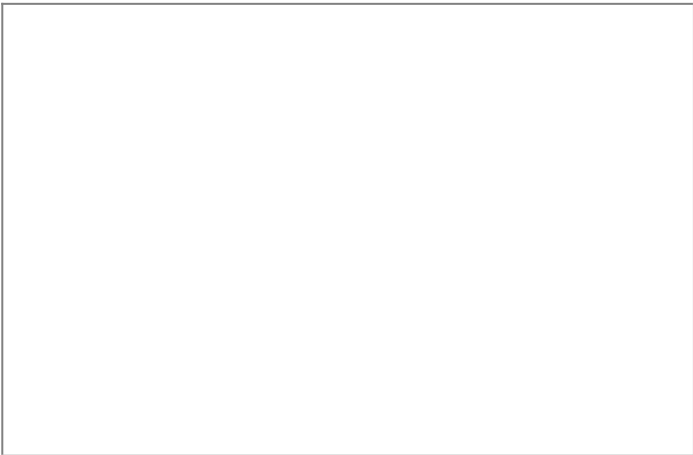
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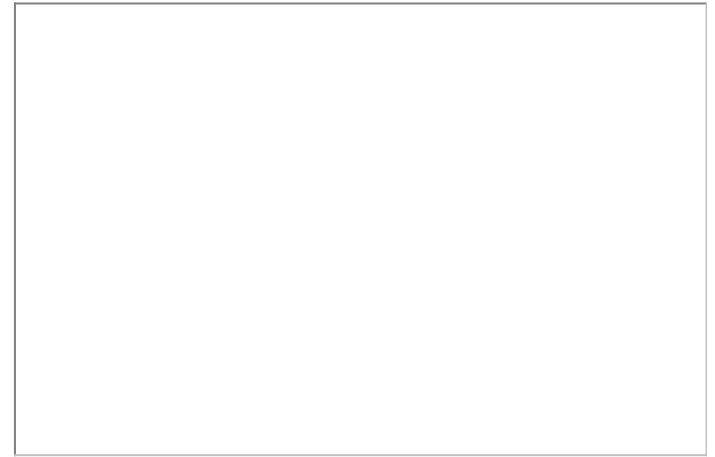
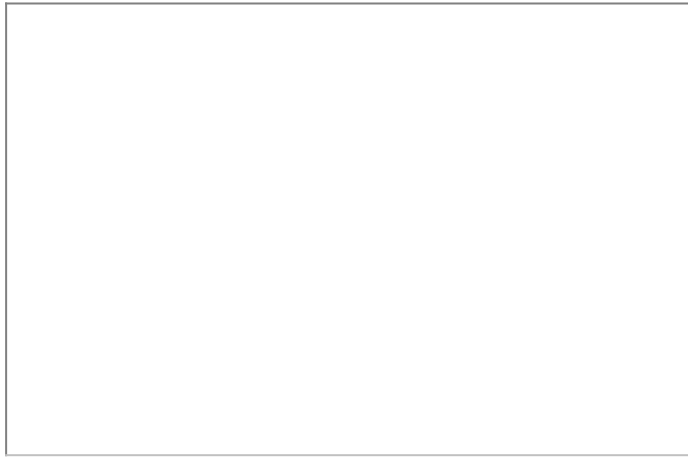
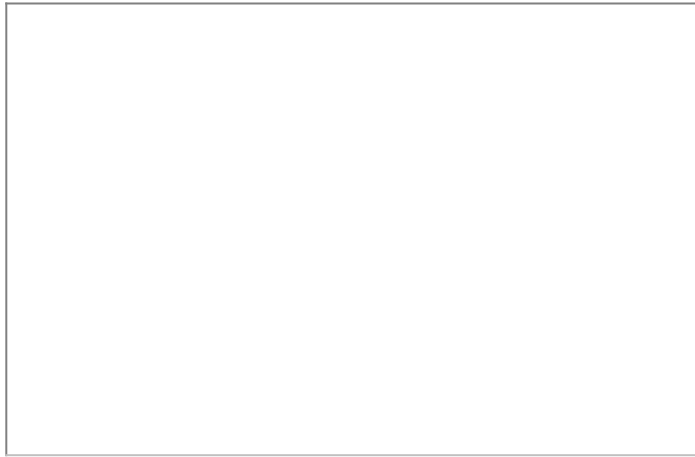
A small enclosed frontage, rear garden is offset to the right hand side laid to lawn. Please note we have been informed by the seller (please see plans attached) there is side pedestrian access via the end terraced property to the left.

Services:
We are advised mains services are connected.

Tenure:
Tenure:
Freehold.

Council Tax:
Council Tax:
B.





Broadband/Mobile Phone Coverage:

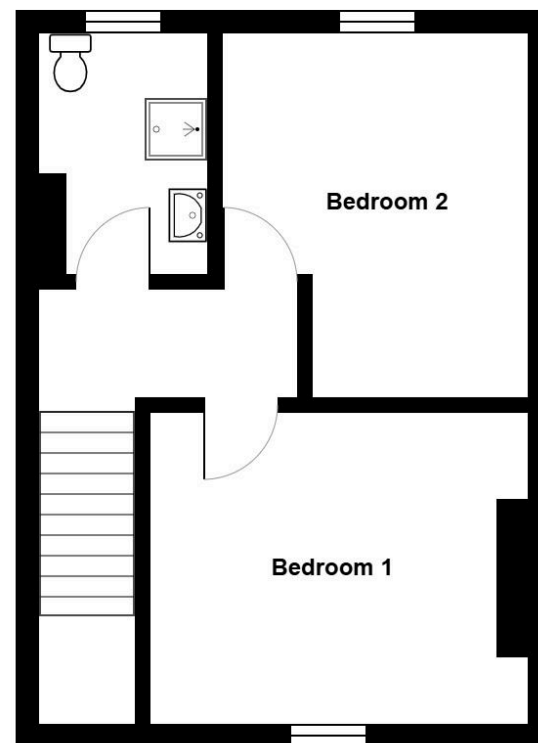
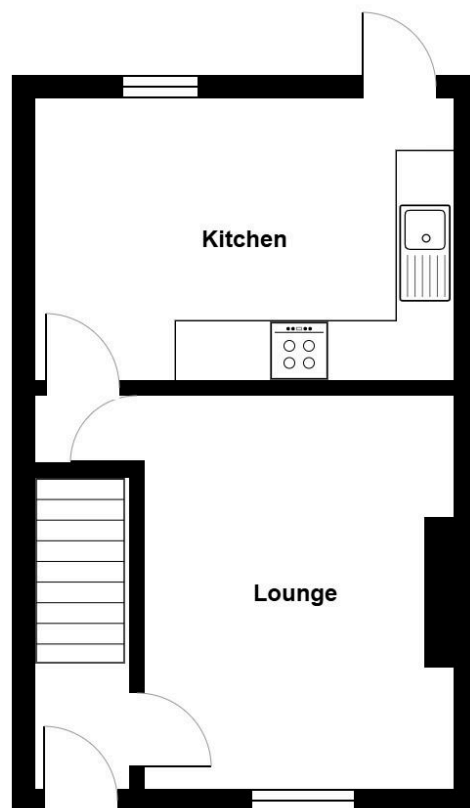
There is basic broadband and mobile phone coverage in the area.

Directions:

From our Ammanford office proceed to the traffic lights bearing left onto High Street. Turn left at the next junction in Pontamman and proceed onto the village of Glanamman. On reaching Glanamman Square take the first immediate sharp left turning after the Cross Keys Public House onto Station Road whereby the property will be located on the left hand side.

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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Office Contact

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