



House - Mid Terrace

112 CWMAMMAN ROAD, GLANAMMAN, AMMANFORD, SA18 1EJ

Offers In The Region Of

£95,000

FEATURES

- Ideal First Time Buyer/Investment Opportunity
- Mid Terrace House
- 2 Reception Rooms
- 2 Double Bedrooms
- Rear Garden with Outbuildings
- Council Tax - Band B
- Freehold
- EPC - D67



THOMAS
& THOMAS
estate agents

2 Bedroom House - Mid Terrace located in Ammanford

Ground Floor

With front entrance door leading into....

Entrance Hall

With radiator and stairs to first floor.

Lounge

13'1" x 9'10"

With radiator, fireplace with alcoves either side and window to the front of the property.

Dining Room

13'9" x 12'6"

With radiator and window to the rear of the property.

Kitchen

9'10" x 7'10"

With r range of base and wall units, stainless steel sink unit with mixer taps, gas cooker point, plumbing for automatic washing machine, radiator, part tiled walls, window to the rear and door leading to the side of the property.

First Floor

Landing

With hatch to roof space and window to the rear of the property.

Bedroom 1

11'10" x 9'10"

With radiator and window to the front of the property.

Bedroom 2

11'6" x 10'6"

With radiator, storage cupboard with wall mounted gas boiler providing domestic hot water and central heating and window to the rear of the property.

Bathroom

9'2" x 7'3"

With low level flush WC, pedestal wash hand basin, bath with shower attachment, radiator, part tiled walls and window to the front of the property.

External

Front: Set back from the Main Road.

Rear: With garden area mainly laid to lawn, brick built storage shed. Pedestrian Right of Way.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band -B

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

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Directions

Leave Ammanford on High Street, at the junction turn left onto Pontamman Road and travel approximately 2.5 miles into the village of Glanamman, on reaching the speed camera sign the property can be located on the left hand side and identified by our For Sale Board.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

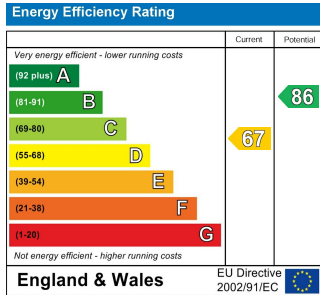
Call us on

01269 597949

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Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

