



House - End Terrace

32D LLANDEILO ROAD, UPPER BRYNAMMAN, AMMANFORD, SA18 1BA

Offers In The Region Of

£64,000

FEATURES

- End of Terrace Property
- 2 Bedrooms & Bathroom on the First Floor
- Ample Parking & Side Garden
- Freehold
- Open Plan Living on the Ground Floor
- Gas Central Heating & uPVC Double Glazing
- Council Tax Band - A
- EPC-D60



2 Bedroom House - End Terrace located in Ammanford

Ground Floor

With front entrance door leading into...

Open Plan Lounge/Kitchen

17'6" x 16'7"

With front entrance door leading into the lounge area which has two radiators, wood panelled ceiling, wooden flooring, fireplace with wooden mantle, a range of base and wall units, breakfast bar, stainless steel sink unit with mixer taps, cooker point, plumbing for automatic washing machine, part Wood/"Respatex" walls, stairs to first floor, window to the front, window and door to the rear of the property.

First Floor

Landing area with radiator, skylight, wood panelled ceiling, part wood/part Respatex walls.

Bedroom 1

10'10" x 7'5"

With radiator, skylight, wood panelled ceiling, laminate flooring, gas boiler providing domestic hot water and central heating and window to the side of the property.

Bedroom 2

8'7" x 9'2"

With radiator, skylight, wood panelled ceiling and laminate flooring.

Bathroom

9'5" x 6'6"

With low level flush WC, pedestal wash hand basin, bath, shower cubicle with electric shower, radiator, skylight, wood panelled ceiling and part wood/part/ Respatex walls.

External

Front: With concrete area to the front and steps leading to front entrance door.

Side: With driveway for several vehicles and lawned area. There is pedestrian access to the rear of the property for the neighbouring property.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band A

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle lens.

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

VIEWINGS

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

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Directions

Leave Ammanford on High Street, at the T junction turn left into Pontamman Road and travel approximately 4.5 miles into the village of Gwaun Cae Gurwen. Turn left into Brynamman Road just before the level crossing and travel a further 1.5 miles then just before the hairpin bend turn left into Llandeilo Road,

on the corner of turning onto Bryn Avenue the property can be found on the left hand side identified by our For Sale board.



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

Call us on

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Council Tax Band

A

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

