



House - Semi-Detached (EPC Rating: E) Freehold

HEOL Y WYRDDOL, AMMANFORD, SA18 2DT

Offers In The Region Of

£175,000

3 Bedroom House - Semi-Detached located in Ammanford

A modern semi detached property located within easy walking distance of Ammanford town centre with all of its shopping and leisure facilities. The accommodation comprises of entrance hall, lounge, sitting room, kitchen with a range of base and wall units, 3 bedrooms, bathroom with corner bath with overhead shower. Gravelled driveway to front and decking and lawned area to rear with out-buildings and the property benefits from gas central heating and uPVC double glazing. Council Tax Band - B. Freehold. EPC - E51. Ideal First Time Buyers or Investment Property.

Ground Floor

Entrance Hall

with uPVC double glazed door leading to stairs to first floor, radiator, coved ceiling and under the stairs cupboard.

Lounge

13'10" x 9'1" inc to 10'8"

with granite hearth, radiator, laminate floor, and uPVC double glazed window to front and french doors to rear.

Siting Room

9'0" x 10'4"

with laminate floor, recess for free-standing fire, radiator and uPVC double glazed window to front.

Kitchen

7'11" x 15'6"

with a range of base and wall units, built-in wine rack, stainless steel single sink unit, mixer taps, stainless steel electric hob with oven under, plumbing for automatic washing machine and dishwasher, granite breakfast bar, laminate floor, radiator, coved ceiling, down lights and uPVC double glazed window and door to side and rear.

First Floor

Landing

with hatch to roof space, radiator, coved ceiling and uPVC double glazed window to side.

Bedroom 1

13'10" x 12'3"

with wall mounted gas boiler providing domestic hot water and central heating, laminate floor and uPVC double glazed window to front and rear.

Bedroom 2

9'0" x 10'4"

with laminate floor, radiator and uPVC double glazed window to front.

Bedroom 3

7'11" x 8'4"

with laminate floor, radiator and uPVC double glazed window to rear.

Bathroom

7'8" x 5'7"

with low level flush WC, pedestal wash hand basin, corner bath with overhead electric shower, partly covered Respetex walls, laminate floor, heated towel rail and uPVC double glazed window to rear.

Outside

with gravel driveway to front.

Rear

with decking immediately outside the french doors, lawned area and another decked area to rear, with out-building.

Services

with mains gas, electric, water and drainage.

Council Tax

Band B

NOTE

All photographs have been taken with a wide angle lens.

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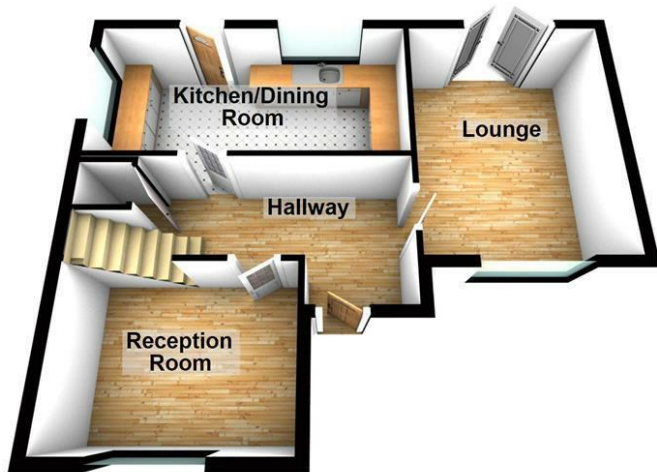


Directions

Leave Ammanford along College Street and continue for approximately half a mile, pass Sid's Supermarket and turn first right into Arthur Street and then turn second left and the property can be found on the right hand side identified by our For Sale board.



Ground Floor



First Floor

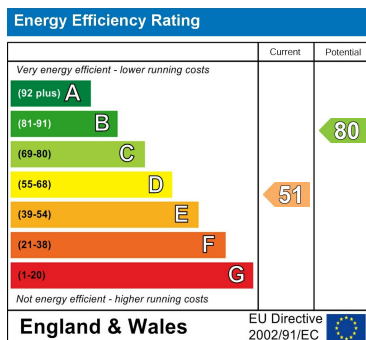


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Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



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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.