



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

COLLEGE STREET, AMMANFORD, SA18 2BT

Offers In The Region Of

£189,995

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this well-presented and deceptively spacious semi detached property conveniently located within walking distance to Ammanford Town Centre with all it's amenities for shopping, leisure activities, schools both primary and secondary and good transport links with the M4 Motorway just located approximately 6 miles away at Junction 49. The property benefits from gas central heating and uPVC double glazing, with off-road parking for one car at the front and side access to the house. The accommodation comprises, entrance hall, lounge, sitting room, dining room, kitchen, utility room, and cloakroom on the ground floor with three bedrooms and a shower room located on the first floor. At the rear, a large enclosed garden includes a block-built shed, a decking area, and a lawned section, perfect for outdoor enjoyment.

Council Tax - C. Freehold. EPC - D61.

Ground Floor

Entrance door leading into...

Entrance Hall

With radiator, under stairs cupboard, coved ceiling, and stairs to first floor.

Lounge

9'8" x 11'6"

With radiator, arched alcoves with cupboards, coved ceiling, a large window to the front, and double doors leading into the sitting room.

Sitting Room

12'6" x 9'10"

Featuring a former fireplace with timber surround, built-in alcove cupboards, coved ceiling and window to the rear.

Dining Room

10'3" x 10'4"

Includes radiator, coved ceiling, a large window and door to the side.

Kitchen

10'2" x 10'0"

Featuring a range of fitted wall and base units, the kitchen includes a single bowl stainless steel sink with mixer taps, a 4-ring gas hob with an extractor overhead and an oven below. The wall-mounted gas boiler provides domestic hot water and central heating, and plumbing for automatic dishwasher. The space is complemented by a radiator, partly tiled walls, a velux window, and two windows to the rear.

Utility Room

6'0" x 4'8"

With wall units, work surface, plumbing for automatic washing machine, radiator, a window to the rear, and a door to the side providing access to the rear garden.

Cloakroom

2'10" x 4'8"

With low level flush WC, radiator and window to the rear.

First Floor

Landing

Featuring a textured and coved ceiling, with access to the roof space.

Bedroom 1

11'4" x 9'10"

With radiator, textured ceiling, and window to the front.

Bedroom 2

11'10" x 10'5"

With radiator, textured ceiling, and window to the rear offering views of the garden.

Bedroom 3

11'6" x 10'1"

With two steps down, radiator, and window to the side.

Shower Room

8'2" x 5'8"

Featuring a fitted WC and vanity wash hand basin with storage cupboard beneath, a fully tiled shower enclosure with a mains-powered shower, a heated towel rail, tiled walls, and a window to the front.

External

Front: Gravelled parking area for one car. Side pedestrian access to enclosed rear garden.

Rear: Block shed, decking area, lawned garden, and an apple tree.

Council Tax

- Band C

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

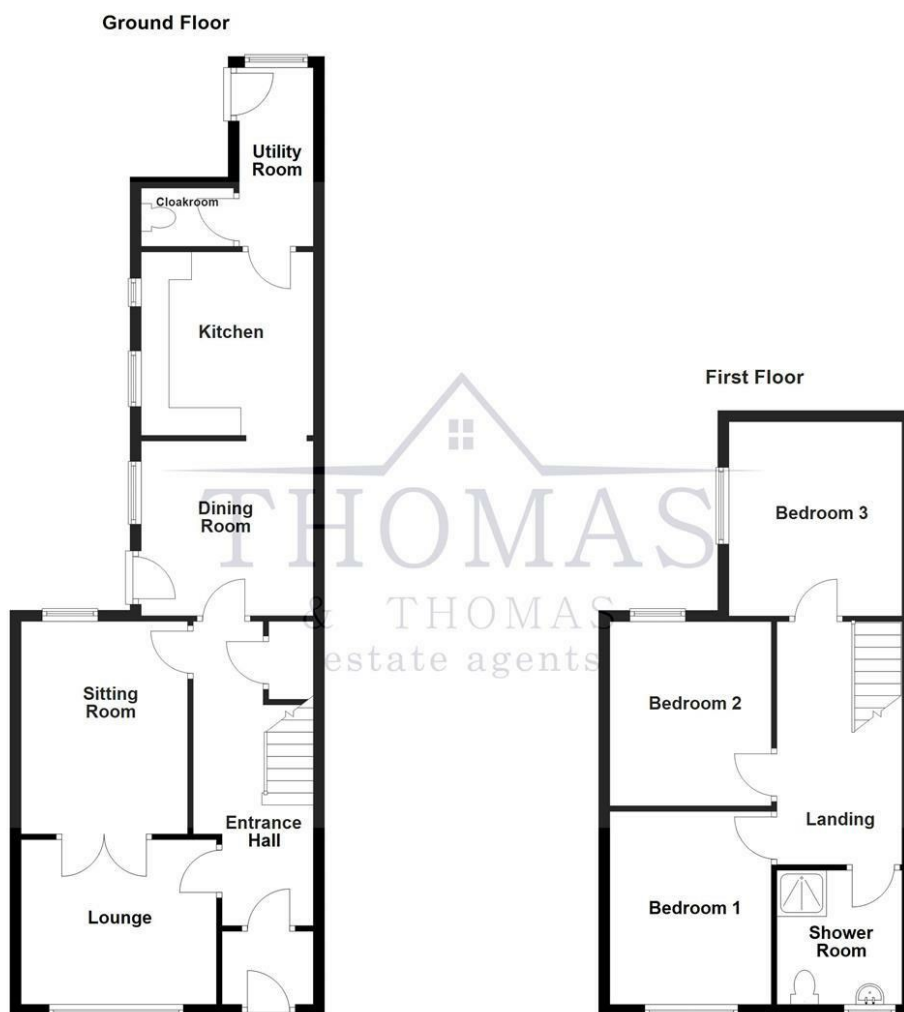
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Directions

Leave Ammanford on College Street and the property can be found on the right hand side, opposite the turning to Station Road.

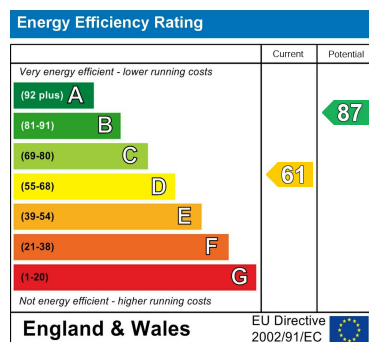




Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

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.

