



House - Mid Terrace (EPC Rating: C) Freehold

CEIDRIM ROAD, GLANAMMAN, SA18 1BZ

Offers In The Region Of

£159,950

THOMAS
& THOMAS
estate agents



3 Bedroom House - Mid Terrace located in Glanamman

Thomas & Thomas are delighted to present For Sale this charming 3-bedroom home, offering picturesque views from the front. The home benefits from gas fired central heating, and is fully uPVC double glazed throughout. Inside, the property features an inviting entrance hall, two spacious reception rooms, a modern kitchen, and a shower room. The first floor comprises three bedrooms, with the front rooms showcasing an exquisite countryside vista. Externally, the property boasts a front forecourt, a generously sized rear garden. The property benefits from gas central heating and uPVC double glazing. This property is situated near a vast area of parkland and is conveniently located near Garnant Golf Course.

Council Tax Band - B. Freehold. EPC - C69. NO CHAIN.

Ground Floor

With front entrance door leading into...

Entrance Hallway

With laminate flooring, radiator, and stairs to first floor.

Reception Room 1

12'9" x 9'6"

With a radiator and laminate flooring, the room features a large front-facing window offering picturesque views.

Reception Room 2

12'5" x 12'5"

With a feature fireplace, a radiator, and a rear-facing window, this room also includes access to a small under stairs cupboard perfect for additional storage.

Kitchen

10'5" x 8'6"

With tiled flooring and partly tiled walls, this kitchen features a range of base and wall units complemented by a single drainer sink unit with a mixer tap. It includes an electric hob and oven, an extractor fan, and a radiator. A side window and door provide access to the rear of the property. Additional benefits include plumbing for an automatic washing machine and space for a fridge freezer.

Shower Room

With tiled walls and flooring, offering a modern, clean finish. It includes a low level flush WC, a vanity wash hand basin, a spacious shower, an extractor fan, and a heated towel rail. The room also houses a wall mounted gas fired central heating boiler and benefits from a window to the rear.

First Floor

Landing Area

Landing area with hatch to roof space.

Bedroom 1

13'9" x 9'2"

With a radiator, a fireplace, and a front facing window.

Bedroom 2

11'1" x 8'6"

With a radiator and a rear facing window.

Bedroom 3

10'5" x 7'2"

With a radiator and a front facing window.

External

The external space includes a front forecourt, while the rear boasts a long garden with vehicle access via New Ceidrim Road.

Services

Mains gas, electricity, water and drainage.

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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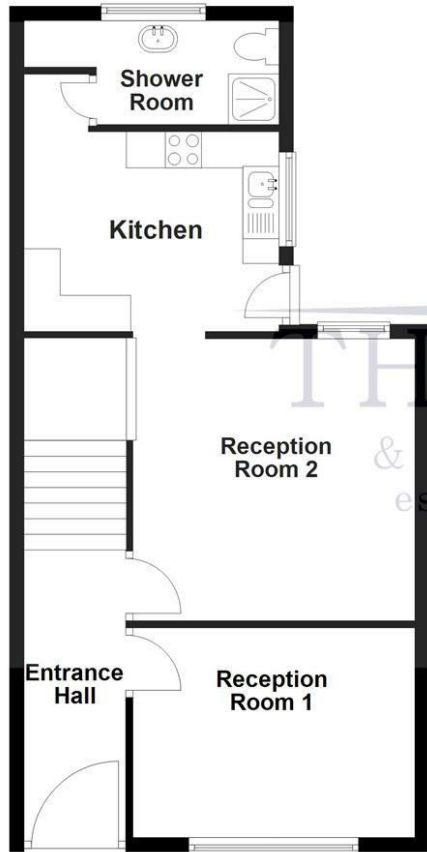
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Directions

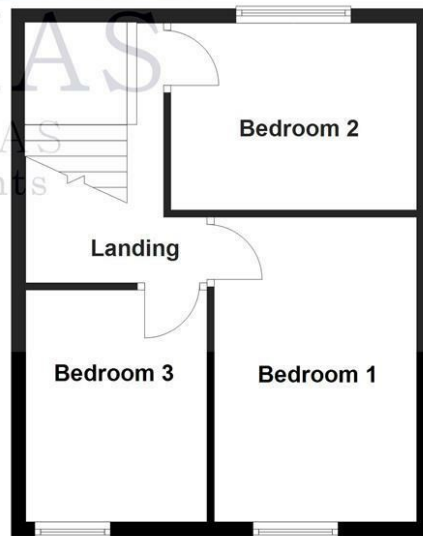
Leave Ammanford on High Street and at the T-junction turn left onto Pontamman Road. Travel to the furthest end of the village of Glanamman then turn right immediately before the Half Moon Public House into Ceidrim Road, turn right again and the property can be found towards the end of the road on the left hand side, identified by our For Sale board.



Ground Floor



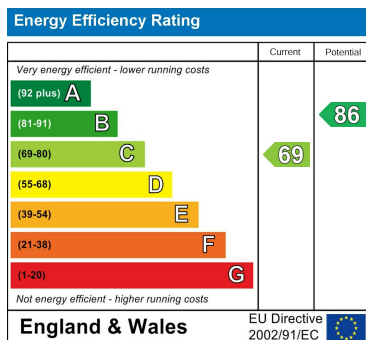
First Floor



Council Tax Band

B

Energy Performance Graph



Call us on

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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.

