

FREEHOLD



House - Mid Terrace (EPC Rating: B)

**8 MANOR ROAD, AMMANFORD,
CARMARTHENSHIRE, SA18 3AP**

Offers In The Region Of

£215,000

3 Bedroom House - Mid Terrace located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Well Presented Modern Town House in a sought after location within walking distance of Ammanford Town Centre which offers all amenities for shopping, schooling, leisure and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation which is finished to a high standard is arranged over the ground floor with under floor heating and two further floors offering modern versatile living. To the ground floor you have an Entrance Hall, Lounge opening into the Kitchen area, Utility room and Cloakroom with two Double Bedrooms and Family Bathroom located on the first floor with the Master Bedroom and en-suite located on the second floor. The property benefits from gas central heating, under floor heating to ground floor and uPVC double glazing. Externally you have an enclosed path leading to front entrance door with lawned areas either side and enclosed south facing rear garden with artificial grass, patio area and gate leading to two rear designated parking bays. Council Tax Band-C. Freehold. EPC-B85. IDEAL FIRST TIME BUYER PROPERTY. VIEWING HIGHLY RECOMMENDED.

Ground Floor

With front entrance door leading into...

Entrance Hall

With stairs leading to first floor with under floor heating.

Lounge

17'1" x 11'8"

With laminate flooring, under floor heating and window to the front of the property.

Kitchen

9'8" x 9'9"

With a range of modern base and wall units, "Belfast" sink with shower head tap, electric hob with oven below and extractor above, integrated dishwasher, space for "American Style" fridge/freezer, part tiled walls, downlights and laminate flooring with under floor heating.

Utility Room

9'10" x 4'10"

With a range of modern base units, single drainer sink unit, plumbing for automatic washing machine, integrated tumble dryer, wall mounted gas boiler providing domestic hot water and central heating.

Cloakroom

5'0" x 2'11"

With low level flush WC, vanity unit with inset wash hand basin with tile surround, extractor fan and under stairs storage cupboard.

First Floor

Landing area with airing cupboard, window to the front and a well positioned study area.

Bedroom 2

13'11" x 9'0"

With radiator and window to the rear of the property.

Bedroom 3

13'1" x 9'0"

With radiator and window to the front of the property.

Family Bathroom

6'5" x 5'10"

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower and glass screen, laminate flooring, down lights, heated towel rail and window to the rear of the property.

Second Floor

With built-in storage cupboard.

Master Bedroom

13'5" x 11'8"

With window to the front of the property and entrance leading into a large en-suite.

En-Suite

7'6" x 11'8"

With low level flush WC, large vanity unit with inset wash hand basin, walk-in shower cubicle fully tiled, seating area next to shower, downlights and window to the rear of the property.

External

Front: With gated, enclosed front garden area with path leading to front entrance door and lawned areas to both sides of the path.

Rear: With enclosed south facing rear garden mainly laid to artificial grass with patio area and gate leading to two designated parking bays.

**Services**

Mains gas, electricity, water and drainage.

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

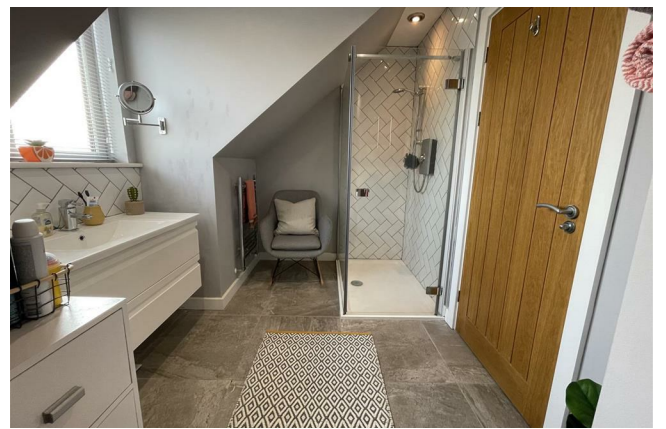
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Directions

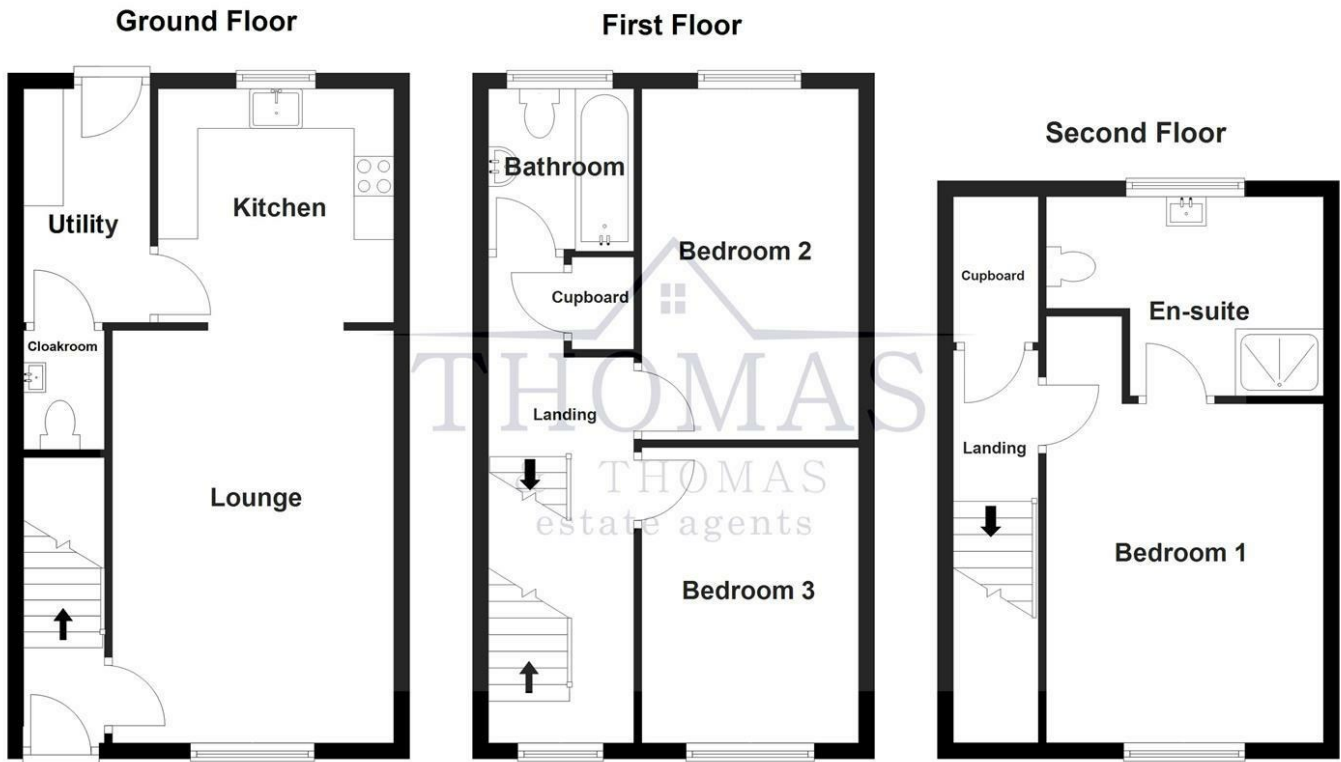
Leave Ammanford along Wind Street and take the third exit off the roundabout continue along Iscennen Road with the park on the right hand side, take the first left off the next roundabout and first right leading you onto Manor Road and the property can be located on the left hand side and identified by our For Sale Board.



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



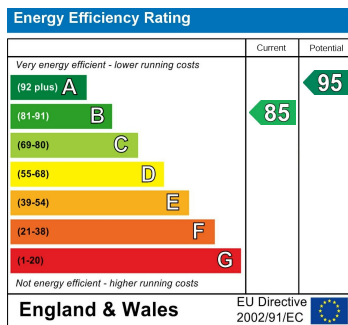
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Council Tax Band

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.

