



House - Mid Terrace

46 TALBOT ROAD, AMMANFORD, SA18 3BA

Offers Based On

£159,995

FEATURES

- Ideal First Time Buyer Property
- Large Lounge with Separate Dining Room
- Council Tax Band - B
- EPC-D63
- Mid Terrace 3 Bedroom Property
- Gated Front Forecourt & Level Rear Garden
- Freehold
- Convenient to Ammanford Town Centre



THOMAS
& THOMAS
estate agents

3 Bedroom House - Mid Terrace located in Ammanford

Ground Floor

With front entrance door leading into...

Vestibule

3'6" x 3'5"

With laminate flooring and door leading into...

Lounge

22'5" x 15'10"

With radiator, laminate flooring, storage cupboard and windows to the front and rear of the property

Dining Room

12'1" x 8'10"

With radiator, laminate flooring arch into kitchen and window to the side of the property.

Kitchen

10'0" x 8'0"

With a range of base and wall units, stainless steel sink unit with mixer taps, plumbing for automatic washing machine, cooker point for stand alone cooker, heated towel rail, part tiled walls and arch leading to inner porch.

Inner Porch

3'9" x 2'11"

With laminate flooring, door into cloakroom and door leading to the rear of the property

Cloakroom

4'9" x 2'9"

With heated towel rail, low flush WC, pedestal wash hand basin, "Respatex" walls and window to the rear of the property.

First Floor

Landing

With hatch to roof space and cupboard housing gas boiler providing domestic hot water and central heating.

Bedroom 1

10'8" x 9'10"

With radiator and window to the front of the property.

Bedroom 2

10'7" x 10'7"

With radiator and window to the rear of the property.

Bedroom 3

8'8" x 6'4"

With radiator and window to the rear of the property.

Family Bathroom

10'2" x 8'8"

With newly refurbished suite consisting of low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure, heated towel rail, laminate flooring and window to the front of the property.

External

Front: With gated front low maintenance forecourt leading to entrance door.

Rear: With level rear garden mainly laid to lawn with patio area, and pedestrian access to rear of the property.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band B

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 e-mail on ammanford@thomasandthomas-property.co.uk

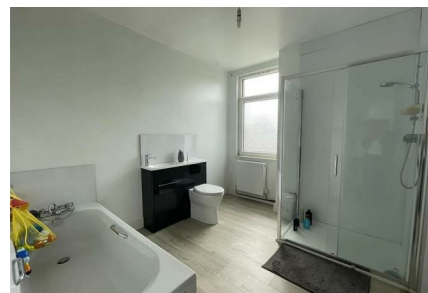
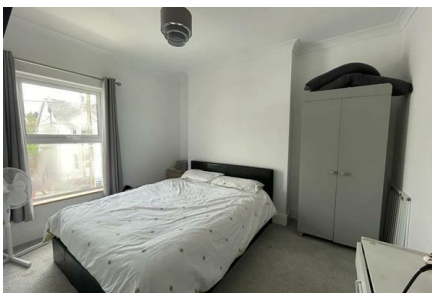
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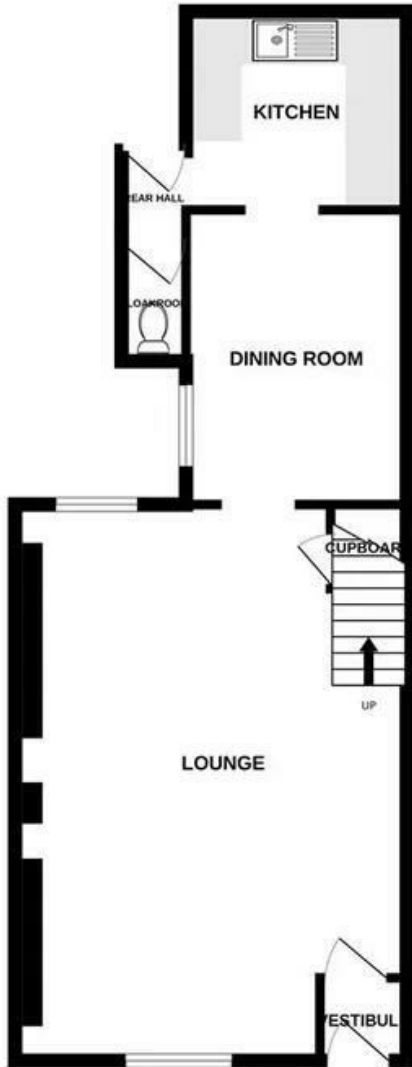
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Directions

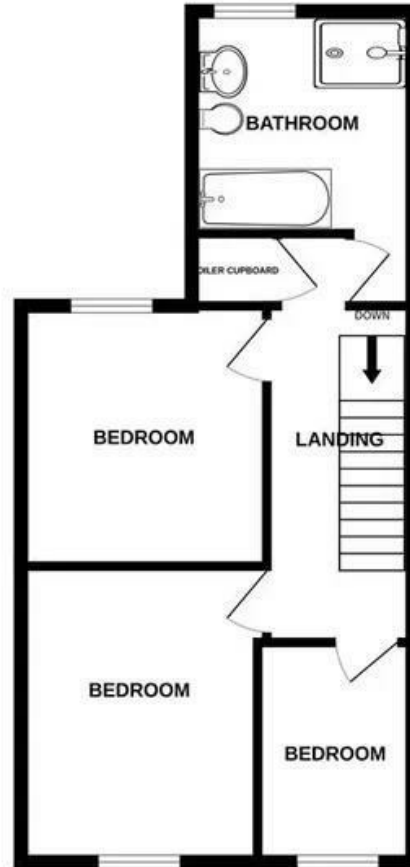
Leave Ammanford along College Street and take the 2nd turning left into Brynteg Terrace and the end of the road take a right turn onto Talbot Road and the property can be located on the right hand side and identified by our For Sale Board.



GROUND FLOOR



1ST FLOOR



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

