



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

PONTAMMAN ROAD, AMMANFORD, SA18 2JD

Offers In The Region Of

£187,500

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom Semi Detached House located near to Ammanford Town Centre with all it's amenities for shopping, leisure activities, schools, park and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises, entrance hall, 2 reception rooms and kitchen on the ground floor with 3 bedrooms and bathroom located on the first floor. Externally there is a front parking area and enclosed private rear garden. The property benefits from gas central heating and uPVC double glazing. Council Tax Band-C. Freehold. EPC-D56. Ideal for first time buyers. NO ONWARD CHAIN.

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator and stairs to first floor.

Reception Room 1

12'6" x 9'5"

With radiator, textured ceiling and bay window to the front of the property.

Reception Room 2

10'1" x 15'11"

With radiator, textured ceiling, fireplace, under stairs storage and window to the rear of the property.

Kitchen

16'7" x 5'9"

With a range of base and wall units, display cabinets, one and a half bowl stainless steel sink unit with mixer taps, electric hob with extractor above, eye level double electric oven, plumbing for automatic washing machine, radiator, textured ceiling, part tiled walls, tiled floor, window and door to the rear of the property.

First Floor

Landing Area

With radiator, hatch to roof space and fitted storage cupboard.

Bedroom 1

15'7" x 9'8"

With radiator and window to the front of the property.

Bedroom 2

11'9" x 9'10"

With radiator and window to the rear of the property.

Bedroom 3

8'0" x 6'9"

With radiator and window to the rear of the property.

Bathroom

8'8" x 4'10"

With low level flush WC, pedestal wash hand basin, panelled bath with overhead electric shower, extractor fan, radiator, fully tiled walls, tiled floor and window to the side of the property.

External

Front parking area with path leading to front entrance door.

Rear private garden mainly laid to lawn with outbuilding, greenhouse and pond.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk



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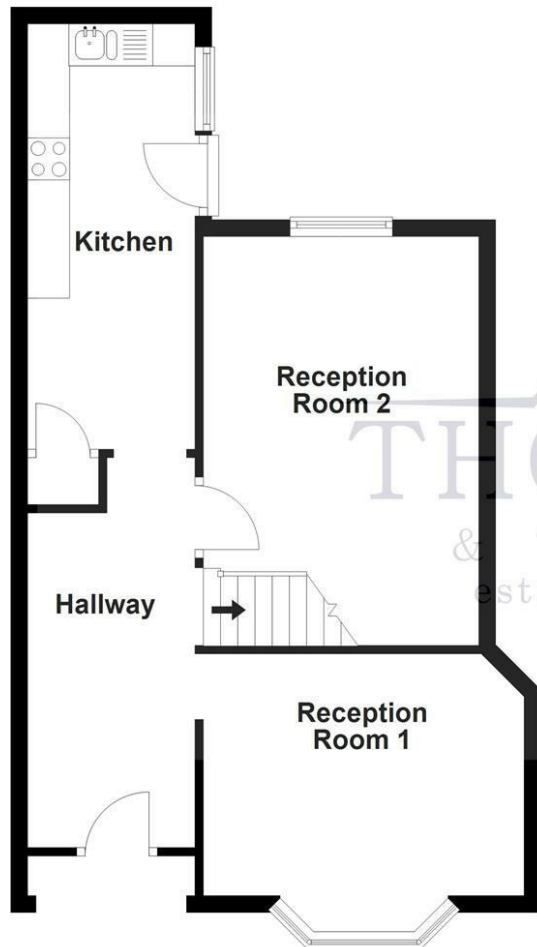
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Directions

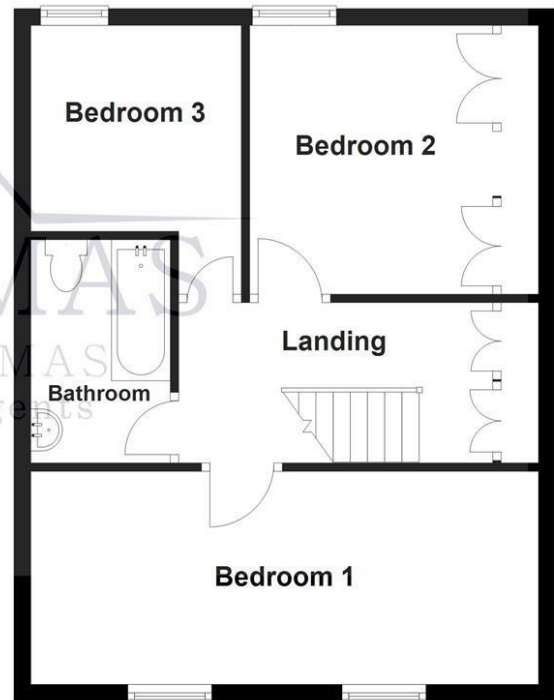
Leave Ammanford along High Street, at the T Junction turn left into Pontamman Road where the property can be located on the right hand side and identified by our For Sale Board.



Ground Floor



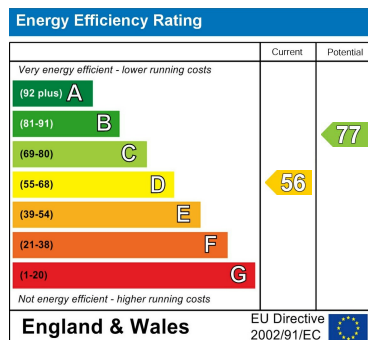
First Floor



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.