



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

MAES Y DAIL, AMMANFORD, SA18 3TL

Offers In The Region Of

£159,995

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Semi Detached House, positioned on a large corner plot located on the outskirts of Ammanford Town Centre with all it's amenities for shopping, leisure, schools and good transport links. The accommodation comprises, entrance hall, two reception rooms, kitchen, side hallway, utility room, separate WC and storage room located on the ground floor leading to three bedrooms and shower room on the first floor. Externally the property sits on a large corner plot and offers front, rear and side gardens, off road parking, garage and shed. The property benefits from Oil central heating and uPVC double glazing. Council Tax Band - A. Freehold. EPC - E49. NO ONWARD CHAIN. IDEAL FIRST TIME BUYERS PROPERTY.

Ground Floor

With covered front entrance door leading into....

Entrance Hall

With radiator, stairs to first floor and window to the side of the property.

Lounge

14'1" x 10'5"

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

Sitting Room

11'9" x 10'9"

With fireplace, radiator, textured and coved ceiling, alcoves and window to the rear of the property.

Kitchen

13'9" x 6'10"

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, free standing cooker, electric cooker point, space for fridge/freezer, space for dishwasher or tumble dryer, radiator, tiled walls, tiled floor, under stairs cupboard and windows to the side and rear and door leading to the rear of the property.

Utility Room

7'10" x 7'2"

With base units, plumbing for automatic washing machine, fully tiled walls and window to the rear of the property.

Ground Floor WC

With low level flush WC.

First Floor

Landing area with hatch to roof space and window to the side of the property.

Bedroom 1

14'1" x 10'5"

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

Bedroom 2

14'1" x 10'9"

With radiator, textured and coved ceiling, fitted cupboards and window to the rear of the property.

Bedroom 3

9'10" x 7'6"

With radiator, textured and coved ceiling, storage cupboard and window to the front of the property.

Shower Room

7'6" x 6'6"

With low level flush WC, pedestal wash hand basin, adapted walk-in shower, radiator, tiled walls and window to the rear of the property.

External

With front forecourt and vehicle access to concrete parking area with detached garage (6.0 x 3.0) and storage shed. Low maintenance side and rear gardens mainly laid to patio slabs and coloured chippings. Oil Tank.

Council Tax

- Band A

Services

Mains electricity, water and drainage. OIL TANK

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

SOCIAL MEDIA

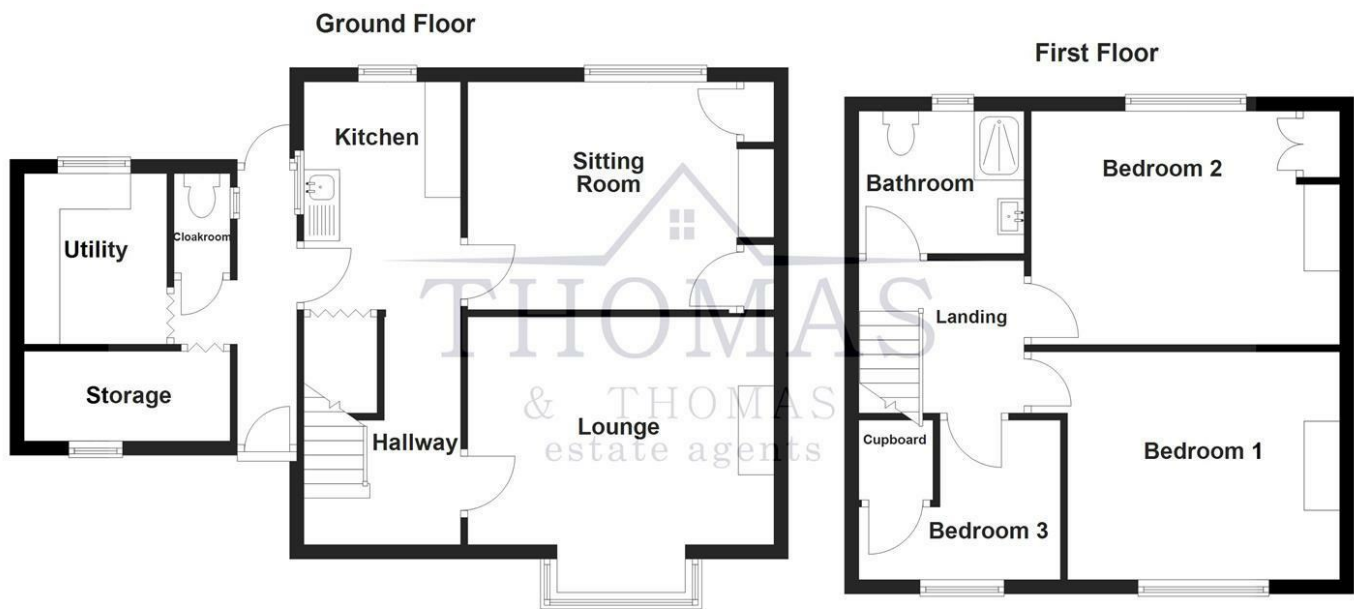
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Directions

Leave Ammanford on College Street, turn third left into Station Road then second right. Proceed over the level crossing and continue up the hill and turn second right then left and the property can be located on the left hand side, identified by our For Sale board.

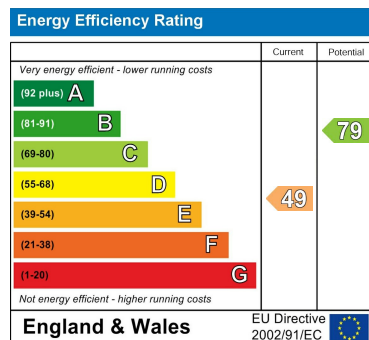




Council Tax Band

A

Energy Performance Graph



Call us on

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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.