



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

# MAERDY ROAD, AMMANFORD, SA18 2RB

Reduced To

## £184,995

**THOMAS**  
& THOMAS  
estate agents



# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas Estate Agents are pleased to offer For Sale this Semi-Detached property set in a semi rural location offering fine views to the rear, yet convenient for all amenities in Ammanford Town Centre. The accommodation comprises an Entrance Hall, Sitting Room, Open Plan Kitchen with Living Area, Utility Room and Cloakroom on the ground floor with Three Bedrooms and Family Bathroom on the first floor. Externally, there is a driveway with space for two cars and to the rear a level enclosed garden with a patio area and a block-built shed, overlooking fine countryside views. The property benefits from Oil Central Heating, Double and Triple Glazing.

Council Tax Band - B. Freehold. EPC - D60. VIEWING HIGHLY RECOMMENDED.

## Ground Floor

Front entrance door leading into...

## Entrance Hall

With radiator, stairs to first floor, under stairs cupboard and wood flooring.

## Lounge

13'1" x 9'2"

With radiator, spotlights and double glazed window to the front of the property.

## Open Plan Kitchen with Living Area

19'0" x 14'5"

With a range of modern base and wall units, a granite single drainer sink with mixer taps, an electric induction hob with an extractor above, a clear glass splashback, an electric oven below, an integrated dishwasher and space for an American style fridge/freezer, a free standing oil boiler providing domestic hot water and central heating, vertical radiator, a large under stairs cupboard, wood flooring and two double glazed windows overlooking the rear, with a door leading to...

## Utility Room

9'10" x 5'2"

With plumbing for a washing machine, space for a tumble dryer, single Perspex windows overlooking the rear and a door leading to the garden, along with a low level flush WC.

## First Floor

With radiator and hatch to roof space.

## Bedroom 1

16'4" x 8'6"

With radiator and two triple glazed windows to the front.

## Bedroom 2

10'5" x 7'10"

With radiator and triple glazed window to the rear.

## Bedroom 3

8'2" x 7'10"

With radiator and triple glazed window to the rear.

## Bathroom

10'5" x 6'10"

With low level flush WC, panelled bath, Respatex double shower enclosure with mains shower, vanity wash hand basin, heated towel rail, extractor fan, surround sound system and obscure double glazed window to the side.

## Note

External CCTV system with the property, can be left if sold for full asking.

Planning permission granted, Application No: PL/02917 for a single-storey rear extension.

## External

Front: Off road parking for one vehicle and side access.

Rear: Enclosed split level rear garden with paved patio area and outbuilding (6 x 3m) overlooking fine countryside views.

## Services

Mains electric, water and drainage. Oil Tank.

## Council Tax

- Band B

## 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](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

Follow us on Facebook: Thomas & Thomas Estate Agents

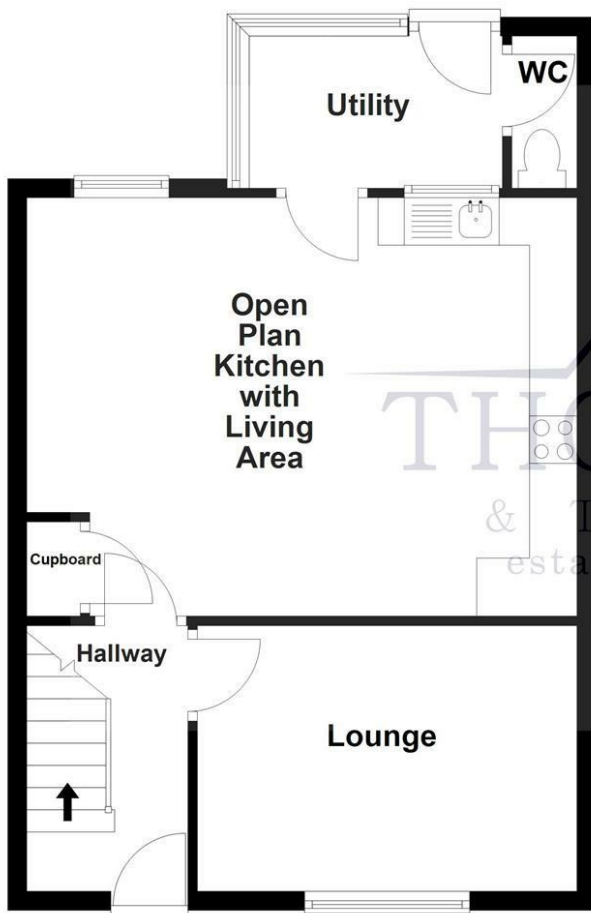
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#### **Directions**

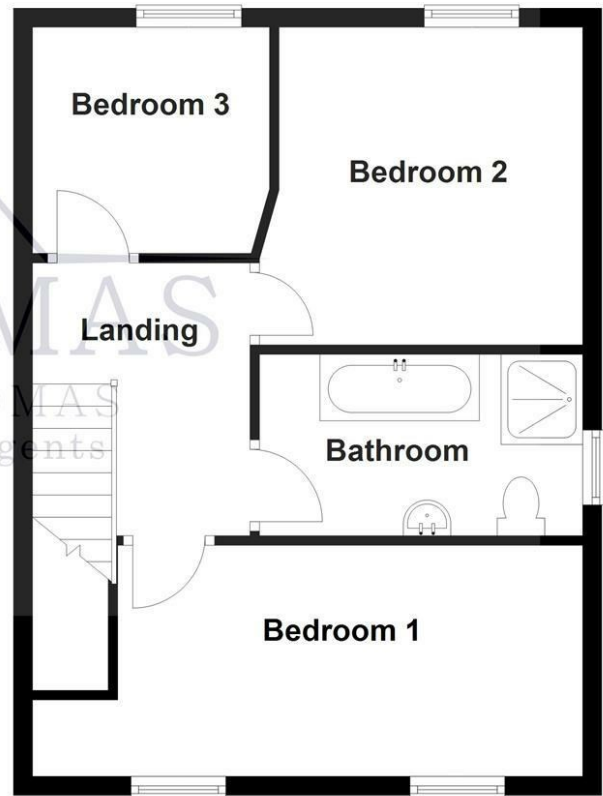
Leave Ammanford on High Street and continue to the T junction turning right. On the roundabout take the first exit towards Betws. Continue through the village on the main road bearing right towards Garnswllt and the property can be found on the right hand side.



## Ground Floor



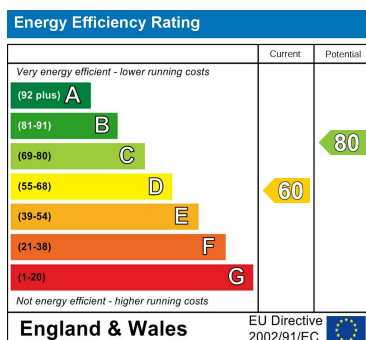
## First Floor



Council Tax Band

**B**

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.