



House - Mid Terrace (EPC Rating: C) Freehold

**CWMAMMAN ROAD, GLANAMMAN,  
AMMANFORD, SA18 1DZ**

Offers In The Region Of

**£135,000**

# 2 Bedroom House - Mid Terrace located in Ammanford

A Mid Terrace 2 Bedroom Property in need of finishing works to be completed, is offered For Sale located in the small village of Glanamman offering a few local amenities such as mini supermarket, hairdressers, nail bar and public house with further shopping, leisure and transport links located in Ammanford Town Centre. The accommodation comprises, lounge, kitchen located on the ground floor with 2 bedrooms and bathroom on the first floor. The property benefits from gas central heating and uPVC double glazing. Externally there is a lawned area with two large outbuildings.

Council Tax Band - A. Freehold. EPC - C73

## Ground Floor

With front entrance door leading to...

### Lounge

4.88m x 3.33m (16'0" x 10'11")

With radiator, coved ceiling, stairs to first floor and windows to the front and rear of the property.

### Kitchen

5.16 x 2.12 (16'11" x 6'11")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, free standing gas cooker with extractor fan above, plumbing for automatic washing machine, radiator, part tiled walls, tiled floor, wall mounted gas boiler providing domestic hot water and central heating, window to the rear and French Doors leading to the rear of the property.

## First Floor

Landing area with hatch to roof space.

### Bedroom 1

4.89 x 2.13 (16'0" x 6'11")

With radiator and window to the rear of the property.

### Bedroom 2

3.61 x 2.3 (11'10" x 7'6")

With radiator and window to the front of the property.

## Bathroom

2.02 x 2.91 (6'7" x 9'6")

With low level flush WC, pedestal wash hand basin, panelled bath with overhead electric shower, extractor fan, radiator and window to the rear of the property,

## External

With long rear garden mainly laid to lawn with two large outbuildings.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

- Band A

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

## SOCIAL MEDIA

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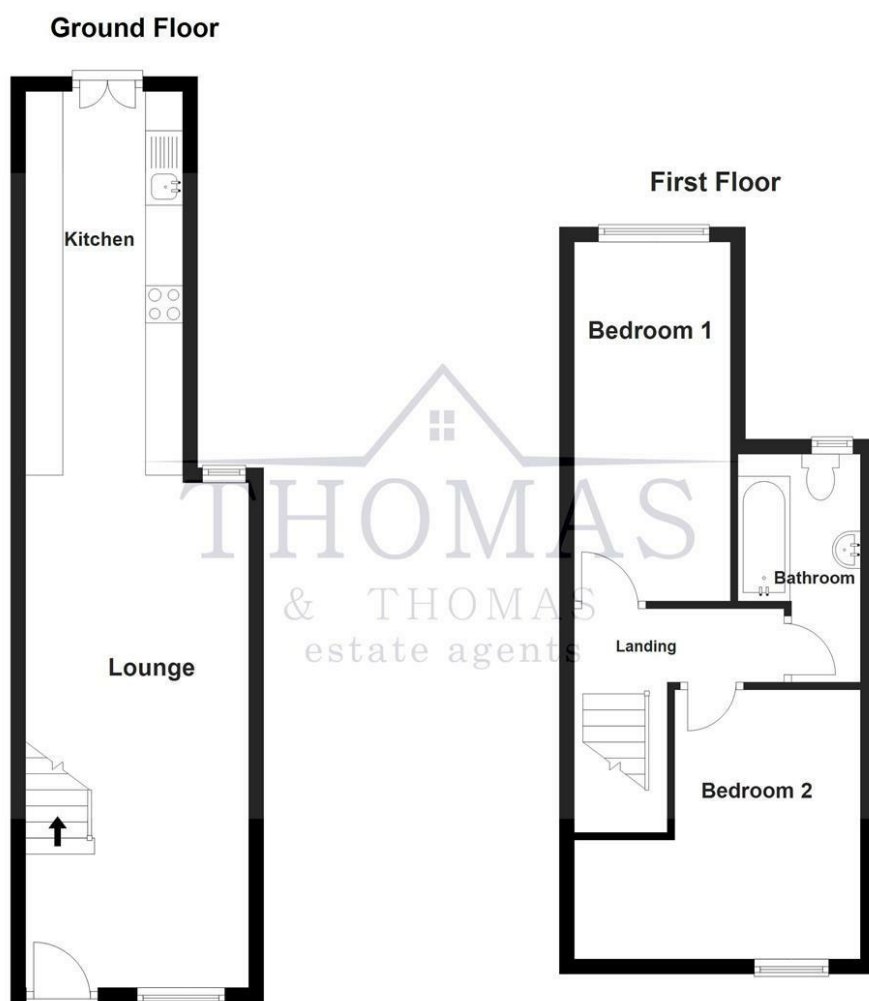
## Directions

Leave Ammanford on High Street, at the junction turn left onto Pontamman Road and travel approximately 2.5 miles into the village of Glanamman, on reaching the speed camera sign the property can be located on the right hand side and identified by our For Sale Board.





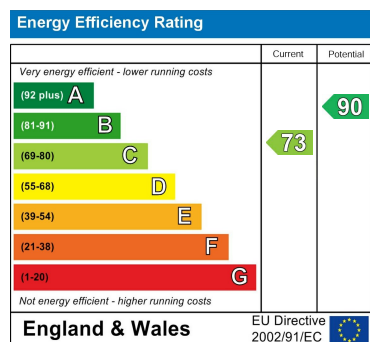
THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,  
CARMARTHENSHIRE, SA18 3AB



Council Tax Band

**A**

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.

