



House - Detached (EPC Rating: ) Freehold

# PONTAMMAN ROAD, AMMANFORD, SA18 2HX

Offers In The Region Of

## £270,000



# 3 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom 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 porch, entrance hall, 2 reception rooms, dining room, cloakroom, utility 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 rear garden. The property benefits from gas central heating and uPVC & wooden double glazing.

Council Tax Band - E. Freehold. EPC - TBC. NO ONWARD CHAIN.

## Ground Floor

Entrance door leading into...

## Entrance Porch

With entrance door to...

## Entrance Hall

With stairs to first floor, under stairs cupboard and coved ceiling.

## Lounge

21'7" x 13'1"

With stone feature fireplace with electric inset, radiator, wooden window to the front of the property and stone archway leading to...

## Dining Room

10'11" x 9'10"

With textured and coved ceiling, radiator and uPVC French double doors leading to the rear.

## Kitchen

13'1" x 11'1"

With a range of base and wall units, floor mounted gas boiler providing hot water and central heating, radiator, stainless steel single drainer sink unit with mixer taps, range cooker, space for fridge/freezer, part tiled walls, tiled floor and uPVC window to the rear of the property.

## Inner Hallway

With coat hooks and door leading to the rear porch.

## Cloakroom

With low level flush WC and obscure glass window to the rear.

## Study/ Bedroom 4

11'5" x 9'10"

With textured and coved ceiling and uPVC window to the rear.

## Utility

11'9" x 4'7"

With sink unit, plumbing for washing machine, space for tumble dryer, uPVC window to the side and door leading to...

## Double Garage

17'0" x 15'1"

With electricity connected and up and over door.

## First Floor

### Bedroom 1

14'5" x 10'5"

With textured and coved ceiling, radiator, fitted wardrobe and uPVC window to the front.

### Bedroom 2

14'5" x 11'9"

With textured and coved ceiling, radiator and uPVC window to the rear.

### Bedroom 3

11'1" x 10'5"

With textured and coved ceiling, radiator, fitted wardrobe and uPVC window to the front.

## Bathroom

11'9" x 11'1"

With low level flush WC, pedestal wash hand basin, bath, shower with mains, shaver point, radiator, airing cupboard, textured and coved ceiling, fully tiled walls and obscure glass window to the rear.

## External

Front: Front: With lawned garden to the front and off road parking.

Rear: With porch area leading to large garden with patio area to lawned area. Side access from the front of the property with glass house and outbuilding with electricity connected.



### Services

Mains gas, electric, water and drainage.

### Council Tax

- Band E

### 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

Follow us on Facebook: Thomas & Thomas Estate Agents

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### Directions

Leave Ammanford on High Street, at the junction turn right onto Foundry Road, take an immediate left onto Maesquarre Road, then take an immediate left, follow the lane and the property will be found on the right hand side identified by our For Sale board.

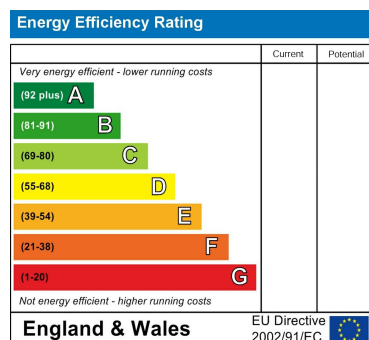






Council Tax Band

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.