



House - End Terrace (EPC Rating: D) Freehold

HAROLD STREET, AMMANFORD, SA18 2DG

Offers In The Region Of

£168,500

THOMAS
& THOMAS
estate agents



3 Bedroom House - End Terrace located in Ammanford

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom End of Terrace property conveniently located within easy level walking distance of Ammanford Town centre with all it's amenities for shopping, leisure, schools and good transport links with the M4 Motorway approximately 6 miles away at Junction 49. The accommodation comprises, entrance hall, open plan lounge/diner, kitchen on the ground floor with 3 bedrooms and family bathroom located on the first floor. Externally there is an enclosed garden with patio area leading to parking area at the rear. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - D58. Ideal property for First Time Buyers.

Ground Floor

With front entrance door leading into...

Entrance hall

With radiator, stairs to first floor with under stairs storage and laminate flooring.

Lounge/Diner

6.95 x 3.53 (22'9" x 11'6")

With radiator, feature fireplace, one window to the front and one to the rear of the property.

Kitchen

3.6 x 2.88 (11'9" x 9'5")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with extractor above and oven below, plumbing for automatic washing machine, space for free standing fridge/freezer, part tiled walls, radiator, textured and coved ceiling, window and door to the side of the property leading to the rear.

First Floor

Landing Area

With hatch to roof space, walk-in airing cupboard with slatted shelving and wall mounted gas boiler providing domestic hot water and central heating

Bedroom 1

3.96 x 2.87 (12'11" x 9'4")

With radiator and window to the front of the property.

Bedroom 2

2.88 x 3.08 (9'5" x 10'1")

With radiator and window to the rear of the property.

Bedroom 3

2.95 x 2.91 (9'8" x 9'6")

With radiator and window to the front of the property.

Bathroom

2.42 x 2.91 (7'11" x 9'6")

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

External

Rear: With enclosed rear garden with artificial grass and patio area, raised decking area and gate leading to rear off road parking ideal for 2 vehicles

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band B

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens camera.

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

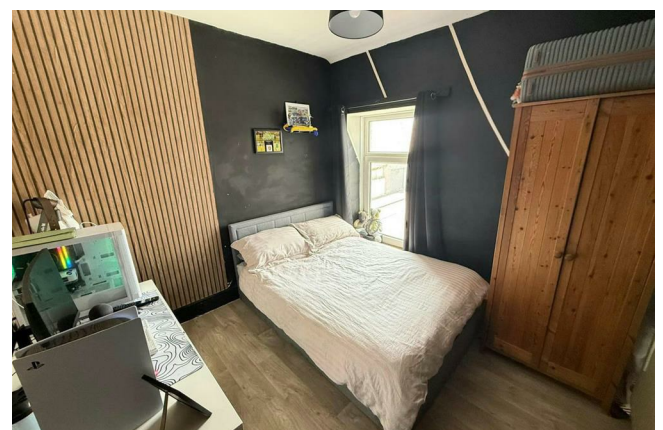
SOCIAL MEDIA

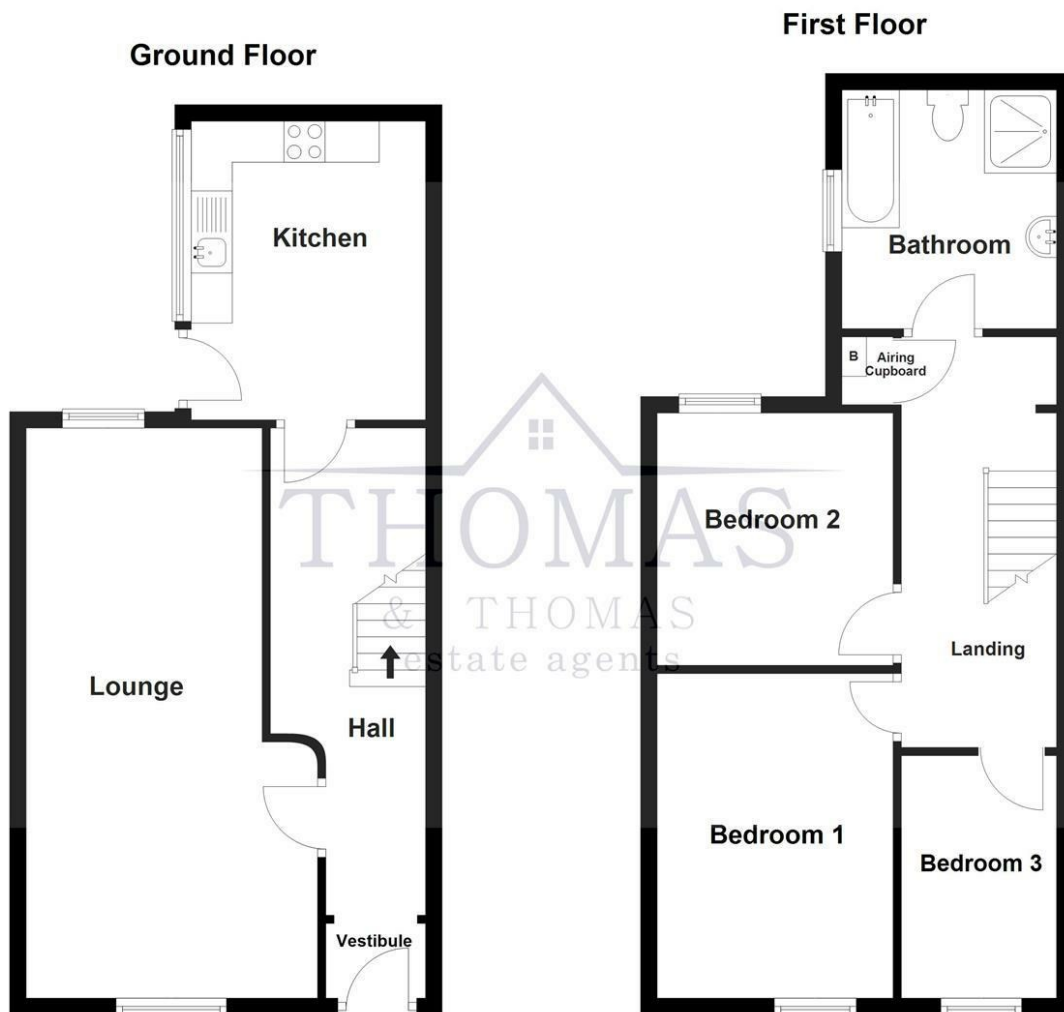
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Directions



Leave Ammanford along College Street, proceed for approximately a quarter of a mile, then turn left at the junction and first right into Harold Street, the property can be found towards the end of the street on the right hand side and identified by our For Sale board.

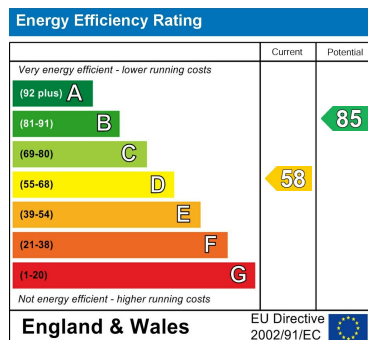




Council Tax Band

B

Energy Performance Graph



Call us on

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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.

