



House - Mid Terrace (EPC Rating: D) Freehold

COLLEGE STREET, AMMANFORD, SA18 2BT

Offers In The Region Of

£205,000

4 Bedroom House - Mid Terrace located in Ammanford

Thomas & Thomas have pleasure in offering For Sale this Spacious Mid Terrace Property conveniently located within a 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 and on the direct Bus route to the historic market town of Llandeilo. The accommodation comprises, Entrance Hall, Lounge/Diner, Kitchen, Bathroom on the ground floor with 4 Bedrooms and Shower Room located on the first floor. Externally there is gated front entrance forecourt and low maintenance level rear garden with Garage and ample parking. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band - C. Freehold. EPC- D63. VIEWING RECOMMENDED

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator, coved ceiling, laminate flooring and under stairs storage cupboard.

Lounge/Diner

3.83 x 6.69 (12'6" x 21'11")

With two radiators, stone fireplace with slate hearth, oak mantle and electric fire inset, alcoves with oak shelving and lighting, coved ceiling and bay window to the front of the property.

Kitchen

3.00 x 4.18 (9'10" x 13'8")

With a range of base and wall units, single drainer sink unit with mixer taps, "Rangemaster" cooker, space for American Fridge/Freezer, spotlights, under plinth lighting, tiled floor, "Respatex" walls and ceiling panels and window to the side of the property.

Inner Hallway

With coved ceiling, space for tumble dryer, integral wall mounted gas boiler providing domestic hot water and central heating, tiled floor, "Respatex" ceiling panels, access to loft space, and door to.....

Bathroom

2.27 x 2.43 plus shower (7'5" x 7'11" plus shower)

With low level flush WC, vanity unit with inset wash hand basin, waterfall shower cubicle, "Respatex" ceiling panels, wood effect vinyl flooring, spotlights, extractor fan, heated towel rail and window to the rear of the property.

First Floor

With coved ceiling and access to left space.

Master Bedroom

3.00 x 3.36 plus alcoves (9'10" x 11'0" plus alcoves)

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

Bedroom 2

3.06 x 3.02 (10'0" x 9'10")

With radiator, coved ceiling, wood effect laminate flooring and window to the rear of the property.

Bedroom 3

2.73 x 3.35 (8'11" x 10'11")

With radiator, coved ceiling, wood effect laminate flooring, built-in sliding wardrobes, ceiling fan and window to the rear of the property.

Bedroom 4

1.78 x 2.38 (5'10" x 7'9")

With radiator, coved ceiling, wood effect laminate flooring and window to the front of the property.

Shower Room

2.03 x 1.43 (6'7" x 4'8")

With low level flush WC, vanity unit with inset wash hand basin, shower cubicle, heated towel rail, access to loft space, spotlights, "Respatex" ceiling panels and window to the side of the property.

External

Front: With gated access to front entrance door fully enclosed.

Rear: With enclosed low maintenance level garden area with garage and driveway.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C



TENURE
Freehold

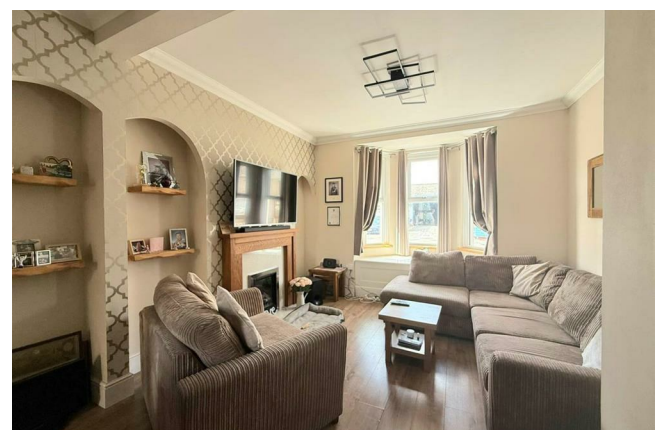
NOTE
All photographs have been taken using a wide angle lens.

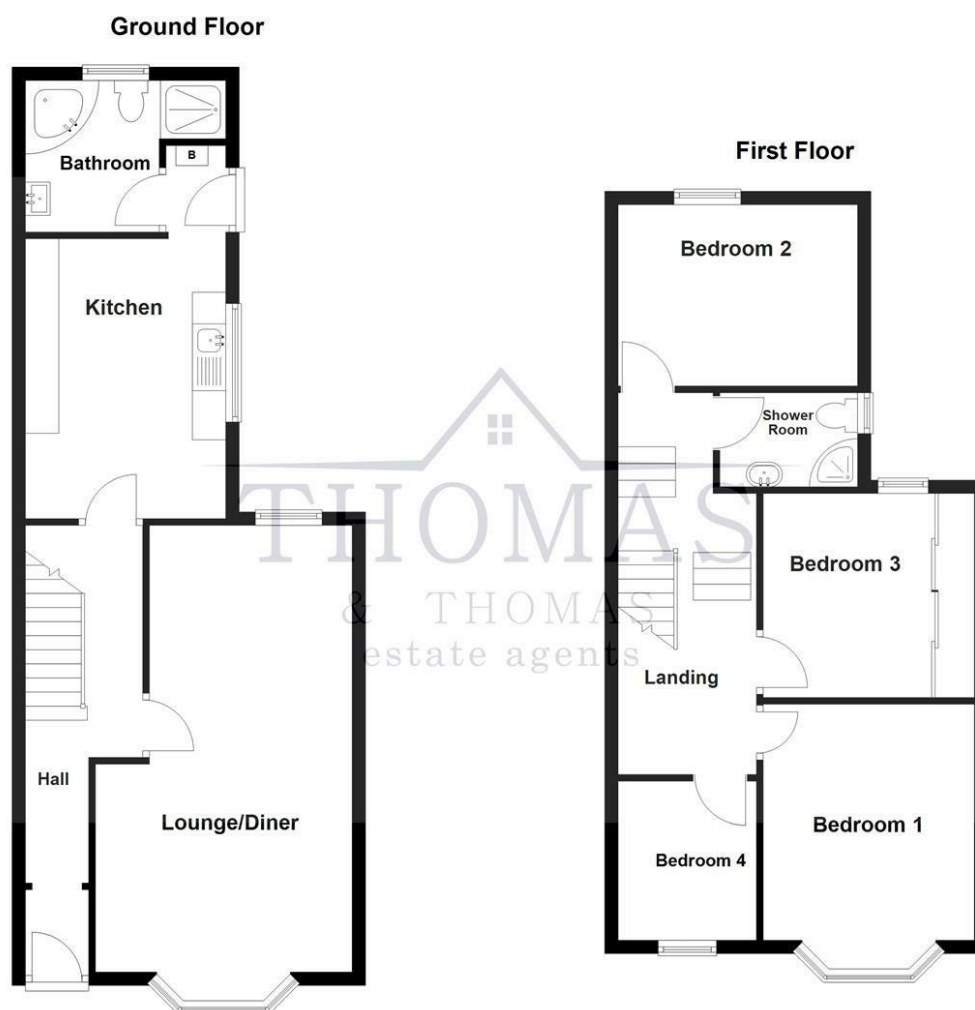
Any appliances and services listed on these details have not been tested.

VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA
Follow us on Facebook: Thomas & Thomas Estate Agents
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Directions
Leave Ammanford on College Street and continue until you reach the junction signposted to the Railway Station and the property can be found on the right hand side just before the turning to Brynteg Medical Practice.

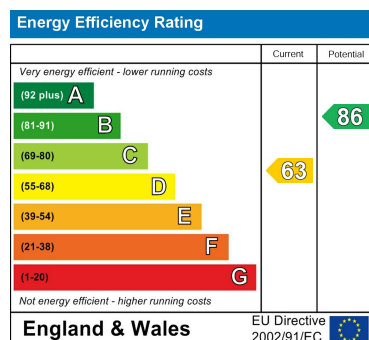




Council Tax Band

C

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.