



House - Mid Terrace (EPC Rating: D) Freehold

MAES Y BERLLAN, AMMANFORD, SA18 2PT

Offers In The Region Of

£129,995

2 Bedroom House - Mid Terrace located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Mid Terrace Property, ideally located in the village of Betws approximately half a mile away from Ammanford Town Centre with all its amenities for shopping, leisure, schools and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises, two reception rooms and kitchen on the ground floor with 2 bedrooms and family bathroom located on the first floor. Externally there is a south facing rear garden with two lawned areas, vegetable and flower growing areas, patio area and two outbuildings. The property benefits from Oil central heating and uPVC double glazing. Pedestrian access to the rear of the property.

Freehold. Council Tax Band - B. EPC- D62. Ideal Property for First Time Buyers.

Ground Floor

With front entrance door leading into....

Reception Room 1

3.2 x 4. (10'5" x 13'1")

With radiator, textured and coved ceiling, two alcoves, stairs to first floor, window to the front of the property and archway into....

Reception Room 2

3.5 x 4.8 (11'5" x 15'8")

With radiator, textured and coved ceiling, alcoves either side of feature marble fireplace with inset electric ornamental fire and mirror above, under stairs storage area and sliding doors leading into...

Kitchen

2.5 x 4.5 (8'2" x 14'9")

With a range of base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, integrated fridge, electric hob with extractor above with stainless steel splashback, eye level electric oven with space above for microwave, radiator, textured and coved ceiling, part tiled walls, tiled floor, hatch to roof space, window and door leading to rear garden area which is enclosed with a wrought iron gate as one neighbour has pedestrian access.

First Floor

Landing area with radiator and coved ceiling and hatch to roof space.

Bedroom 1

3.4 x 4.0 (11'1" x 13'1")

With alcoves housing two double wardrobes, and two windows to the front of the property with tall chest of drawers in centre with mirror above.

Bedroom 2

3.5 x 2.6 (11'5" x 8'6")

With two alcoves and window to the rear of the property.

Family Bathroom

2.5 x 2.2 (8'2" x 7'2")

With low level flush WC, pedestal wash hand basin, panelled bath with over head electric shower and glass screen, airing cupboard with slatted shelves, fully tiled walls with circular mirror, tiled effect laminate flooring and window to the rear of the property.

External

With a long, south facing fully enclosed rear garden featuring two lawned areas, a vegetable and flower growing area separated with fencing and gate, two out-buildings - one housing Oil Tank and one housing Oil boiler providing domestic hot water and central heating, electricity connected. Feature patio area enabling you to enjoy all day sunshine overlooking open countryside.

Services

Mains electricity, water and drainage. Oil Tank

Council Tax

- Band B

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

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Agents Note

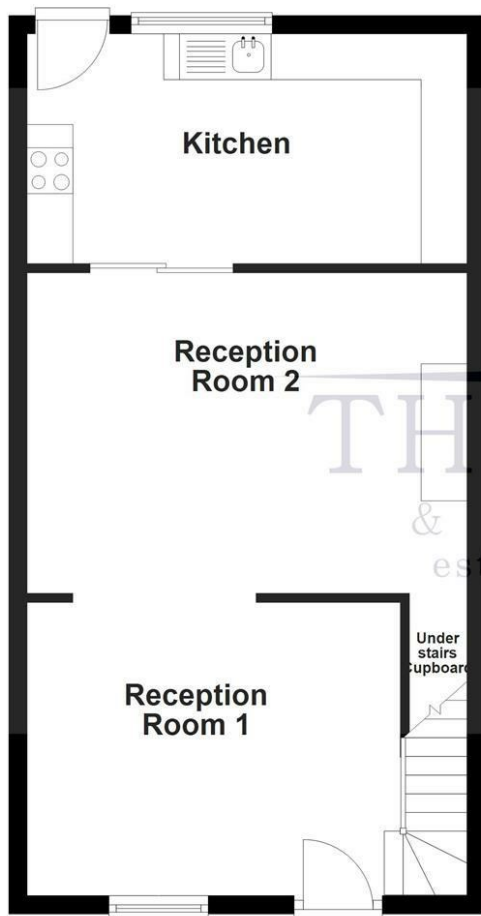
The vendor of this property is an employee of Thomas & Thomas. This constitutes a disclosable interest under the Estate Agents Act 1979 and Regulation 8 of the RICS Rules of Conduct.

Directions

Leave Ammanford on Wind Street, at the roundabout take the first left then proceed to the next mini roundabout and take the first left then second right on the next roundabout. Continue over the bridge, up the hill round the right hand corner continue pass the church and primary school the property can be found on the right hand side and identified by our For Sale Board.



Ground Floor



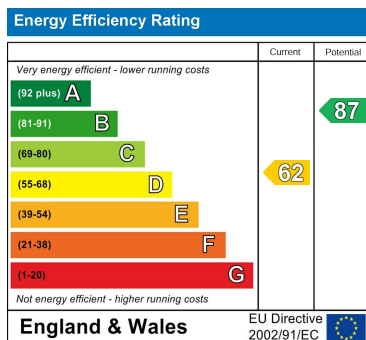
First Floor



Council Tax Band

B

Energy Performance Graph



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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.

