



House - Semi-Detached (EPC Rating:) Freehold

HIGH STREET, AMMANFORD, SA18 2ND

Offers In The Region Of

£195,000

4 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Double Fronted Semi Detached House located within easy level walking distance of Ammanford Town Centre with all its amenities for shopping, leisure facilities, transport links and schools, with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises lounge, sitting room, dining room and kitchen on the ground floor and 4 bedrooms and a bathroom located on the first floor. Externally, there is a rear garden mainly laid to lawn with patio area and a large outdoor building with electricity connected. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC - TBC. VIEWING IS HIGHLY RECOMMENDED.

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator and stairs to first floor.

Lounge

5 x 3.2 (16'4" x 10'5")

With radiator and window to the front of the property.

Sitting Room

4.8 x 3.2 (15'8" x 10'5")

With radiator, feature fireplace with gas inset and window to the front.

Dining Room

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

With radiator, feature fireplace with log burner, door to the side and window to the side.

Kitchen

3.4 x 2.4 (11'1" x 7'10")

With radiator, base and wall units, stainless steel single drainer sink unit with mixer taps, gas hob with extractor above, oven below, plumbing for automatic washing machine, part tiled walls, tiled floor, wall mounted gas fired central heating boiler, window to rear and side door leading to the garden.

First Floor

Landing

With hatch to roof space.

Bedroom 1

4.8 x 3.2 (15'8" x 10'5")

With radiator and window to the front.

Bedroom 2

4.8 x 2.4 (15'8" x 7'10")

With radiator and window to the front.

Bedroom 3

4.2 x 3.4 (13'9" x 11'1")

With radiator and window to the side.

Bedroom 4

2.4 x 2 (7'10" x 6'6")

With radiator and window to the front.

Cloakroom

With low level flush WC with window to the side.

Bathroom

2.4 x 2.2 (7'10" x 7'2")

With low level flush WC, vanity wash hand basin, bath with overhead shower, radiator, part tiled walls and window to the side.

External

Front: With side pedestrian access.

Rear: Large level garden mainly laid to lawn with patio and side pedestrian access. Outbuilding (9m x 4m) with electricity connected.

Services

Mains gas, electric, 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

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Directions

Leave Ammanford on High Street and after passing the Fire Station continue for 1/4 mile and the property can be found on the left hand side identified by our For Sale board.



Ground Floor



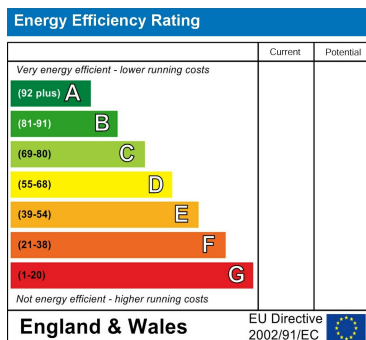
First Floor



Council Tax Band

C

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.

