



House - Semi-Detached (EPC Rating: D) Freehold

TIRYCOED ROAD, GLANAMMAN, AMMANFORD, SA18 2YE

Offers In The Region Of

£189,000

3 Bedroom House - Semi-Detached located in Ammanford

We are delighted to offer For Sale this Well Presented 3 Bedroom House located in the village of Glanamman offering local amenities with further shopping, leisure facilities and good transport links located 6 miles away in Ammanford Town Centre and Pontardawe. The accommodation comprises, entrance hall, lounge, kitchen with utility room and cloakroom located on the ground floor with 3 bedrooms and family bathroom located on the first floor. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally there is a front forecourt, ample parking to the side leading Double Garage tiered garden and patio area.

Council Tax Band - C. Freehold. EPC- D62. VIEWING RECOMMENDED

Ground Floor

With front entrance door leading to...

Entrance Hall

With radiator, coved ceiling, laminate flooring and stairs to first floor.

Lounge

7.2 x 3.9 (23'7" x 12'9")

With radiator, coved ceiling, laminate flooring, opening in chimney breast with inset decorative fire and windows to the front and rear of the property.

Kitchen

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

With a range of base and wall units, marble effect worktop, one and a half bowl white ceramic sink unit with mixer taps, induction electric hob with extractor above, eye level electric oven, integrated microwave, integrated dishwasher, space for American style Fridge/Freezer, coved ceiling, part tiled walls, tiled floor, understairs cupboard, window to the side and stable door leading to the side of the property.

Utility Room

2.6 x 3.0 (8'6" x 9'10")

With a range of base units, single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, radiator, coved ceiling, part tiled walls, door into cloakroom with low level flush WC, window to the side of the property and door into Garage.

First Floor

Landing area with hatch to roof space.

Bedroom 1

4.3 x 3.2 (14'1" x 10'5")

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

Bedroom 2

4.0 x 2.8 (13'1" x 9'2")

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

Bedroom 3

3.2 x 3.4 (10'5" x 11'1")

With radiator, coved ceiling, cupboard housing wall mounted gas boiler providing domestic hot water and central heating and window to the rear of the property.

Family Bathroom

3.0 x 2.4 (9'10" x 7'10")

With low level flush WC, pedestal wash hand basin, panelled bath, corner shower cubicle with dual head mains shower, extractor fan, heated towel rail, spotlights, Respatex walls and window to the front of the property.

External

Front & Side : With forecourt and ample parking to the side of the property and leading to Double Garage (4.6 x 7.0) with electricity and water connected.

Rear: Large tiered garden mainly laid to lawn with patio area.

Council Tax

- Band C

Services

Mains gas, electricity, water and drainage.

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

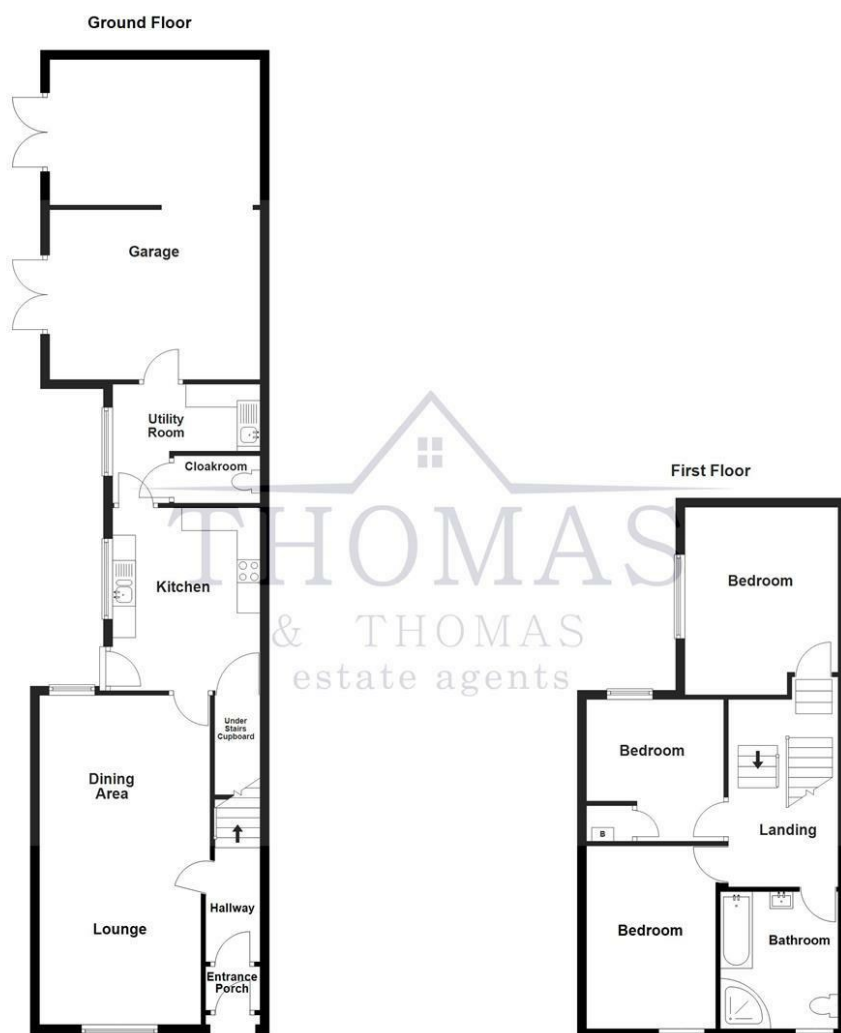
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Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left signposted to the hospital. Follow the road round the bend into Tirycoed Road and the property can be found on the left hand side identified by our For Sale board.

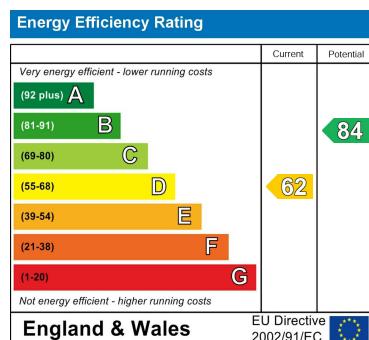




Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

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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.