



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

NANTYGLYN ROAD, GLANAMMAN, AMMANFORD, SA18 2YT

Offers In The Region Of

£235,000

3 Bedroom House - Semi-Detached located in Ammanford

We have pleasure in offering for sale this deceptively spacious 3 bedroom semi detached property, set within the small village of Glanamman, which offers a small range of local amenities of primary school, pharmacy, public house and mini supermarket, with further shopping facilities and good transport links just under 4 miles away at either Ammanford Town Centre or Pontardawe. The Black Mountain Range is on your doorstep offering scenic trails ideal for hiking, walking and cycling. The accommodation comprises entrance hall, lounge, cloakroom, dining room, kitchen, boot room and utility room on the ground floor with 3 bedrooms and bathroom located on the first floor. The property benefits from gas central heating & uPVC double glazing.

Council Tax Band - C. Freehold. EPC - E53. VIEWING HIGHLY RECOMMENDED

Ground Floor

With front entrance door leading into...

Entrance Hall

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

Lounge

4.03 x 3.82 (13'2" x 12'6")

With radiator, textured and coved ceiling, laminate flooring and uPVC bay window to the front.

Cloakroom

2.6 x 1.43 (8'6" x 4'8")

With low level flush WC, pedestal wash hand basin, base unit, radiator, part tiled wall, tiled flooring and obscure glass uPVC window to the side.

Kitchen

3.88 x 3.18 (12'8" x 10'5")

With a range of base and wall units, display cabinets, wooden effect worktop, stainless steel single drainer sink unit with mixer taps, 6-ring gas range cooker with oven below and extractor fan above, plumbing for automatic dishwasher, space for fridge/freezer, part tiled walls, tiled flooring and uPVC window to the rear.

Dining Room

3.88 x 3.18 (12'8" x 10'5")

With radiator, feature fireplace with electric inset and wooden mantel surround, textured and coved ceiling, laminate flooring, door leading to the rear porch, uPVC window to the rear and door leading into the inner hallway.

Rear Porch

1.42 x 1.17 (4'7" x 3'10")

With fully glazed glass to all sides and door leading into the garden.

Boot Room

3.67 x 2.2 (12'0" x 7'2")

With tall vertical paneled radiator, laminate flooring and doors leading to the rear, the garage and an opening to the utility room

Utility Room

2.86 x 2.35 (9'4" x 7'8")

With a range of base and wall units, marble effect worktop, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer, radiator, laminate floor, spotlights and uPVC window to the side.

First Floor

Landing

With textured and coved ceiling and hatch to roof space.

Bedroom 1

4.28 x 3.05 (14'0" x 10'0")

With radiator, textured and coved ceiling and uPVC window to rear.

Bedroom 2

4.55 x 2.48 (14'11" x 8'1")

With radiator, textured and coved ceiling, built in wardrobes, wall mounted gas boiler providing domestic hot water and central heating and uPVC bay window to front.

Bedroom 3

3.21 x 2.89 (10'6" x 9'5")

With radiator, textured and coved ceiling and uPVC window to rear.

Bathroom

2.95 x 2.17 (9'8" x 7'1")

With low level flush WC, pedestal wash hand basin, jacuzzi spa whirlpool bath with electric overhead shower, extractor fan, heated towel rail, spotlights, part tiled walls, part textured ceiling, coved ceiling and obscure glass uPVC window to the front.

External

Front: Gravelled forecourt with driveway leading to a large garage (4.0 x 5.0m (13'1" x 16'4")) featuring an up and over door, door providing access into the garage from the front and electricity connected.

Rear: Gravelled and patio area leading to a lawned garden with mature trees, shrubs and a stream located behind the walled boundary. Additional paved area at the bottom of the garden overlooking woodland.



Services

Mains gas, water, electric 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

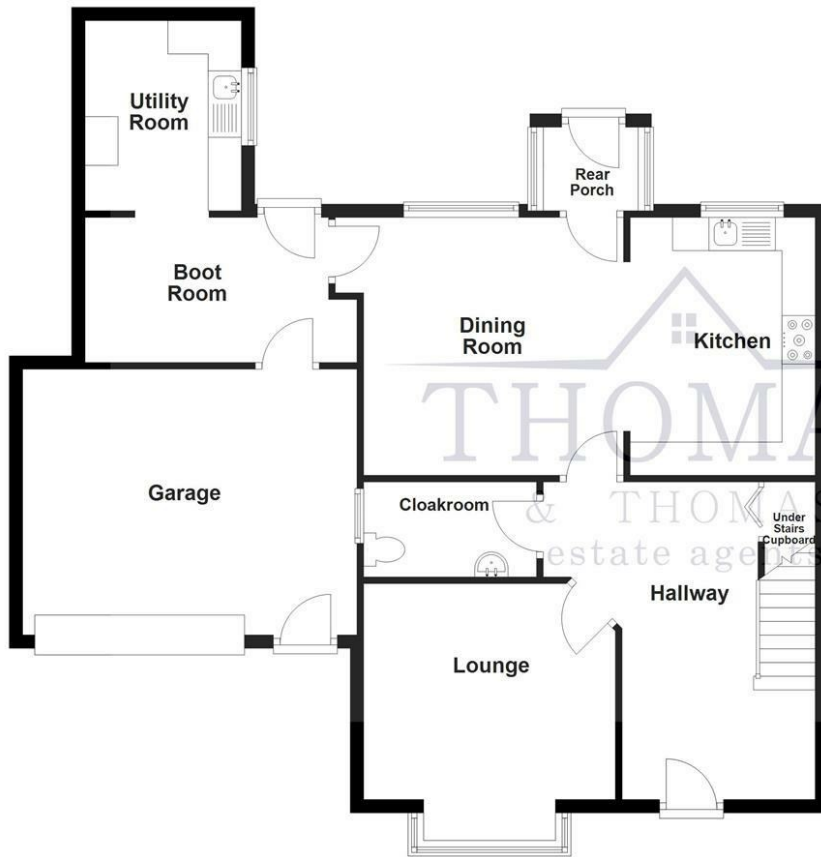
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Directions

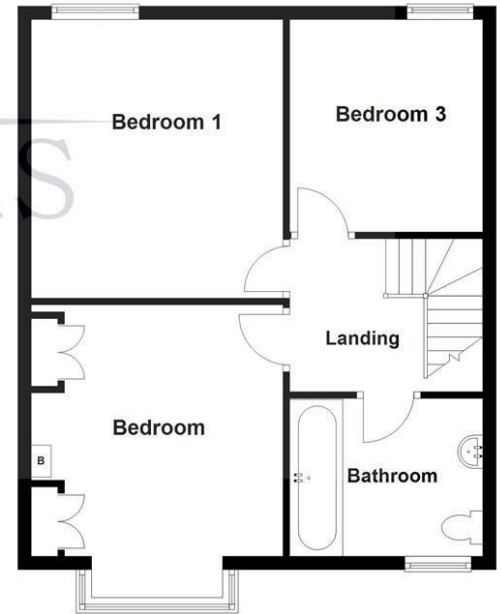
Leave Ammanford on High Street, at the T junction turn left onto Pontamman Road and travel approximately 2.5 miles into the village of Glanamman. Turn left signposted the Hospital, follow the road around then bear left onto Tirycoed Road and immediately turn left into Tabernacle Road. At the end of the road turn right, then bear left into Nantyglyn Road and after approximately 50 metres the property can be found on the right hand side.



Ground Floor



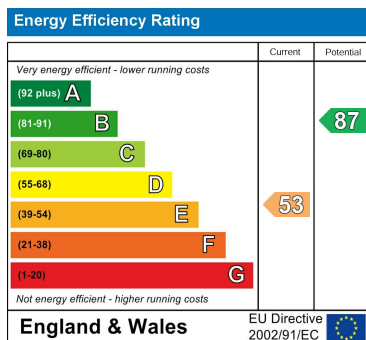
First Floor



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.