



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

**BRYNTEG TERRACE, AMMANFORD, SA18  
3AU**

**£165,000**

**THOMAS**  
& THOMAS  
estate agents



# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas Estate Agents are pleased to offer for sale this Semi Detached House located within easy walking distance of Ammanford Town Centre with all its amenities for shopping, leisure facilities, schools and the Ammanford Park with bowling green, tennis courts, cricket pitch and playground. The M4 Motorway is approximately 6 miles away at Junction 49. The property comprises entrance hall, lounge, open plan kitchen with living area, bathroom and pantry on the ground floor with three bedrooms on the first floor. Externally, there is a large paved driveway leading to the rear garden mainly laid to lawn. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - D60. NO ONWARD CHAIN.

## Ground Floor

With uPVC front entrance door leading into...

### Entrance Hall

With coat hooks.

### Lounge

3.03 x 3.61 (9'11" x 11'10")

With radiator, dado rail and uPVC window to the front.

### Open Plan Kitchen with Living Area

3.93 red to 2.32 x 6.88 red to 3.59 (12'10" red to 7'7" x 22'6" red to 11'9")

With a range of modern base and wall units, stainless steel single drainer sink unit with mixer taps, LAMONA 5 zone induction hob with extractor fan above, LAMONA eye level double electric oven, plumbing for automatic dish washer, space for fridge/freezer, feature fireplace with electric inset, fitted cupboard, laminate flooring, radiator, uPVC window to the rear and French double doors leading to the garden.

### Pantry

1.84 x 1.59 (6'0" x 5'2")

With plumbing for automatic washing machine, space for tumble dryer, textured ceiling and obscure uPVC glass window to the side.

### Downstairs Bathroom

2.64 x 1.47 (8'7" x 4'9")

With low level flush WC, pedestal wash hand basin, bath, radiator, textured ceiling, tiled flooring and obscure uPVC glass window to side.

### Landing

With window to the front, textured ceiling and airing cupboard housing gas central heating boiler providing domestic hot water and central heating.

## First Floor

### Bedroom 1

4.0 x 2.85 (13'1" x 9'4")

With radiator, fitted wardrobe, textured ceiling and uPVC window to rear.

### En-Suite

2.81 x 0.84 (9'2" x 2'9")

With low level flush WC, pedestal wash hand basin, shower enclosure with mains electric shower, extractor fan, textured ceiling and laminate flooring.

### Bedroom 2

3.99 x 2.67 red to 2.3 (13'1" x 8'9" red to 7'6")

With radiator, textured ceiling, fitted cupboard and uPVC window to rear.

### Bedroom 3

3.64 x 3.04 red to 2.67 (11'11" x 9'11" red to 8'9")

With radiator, textured ceiling and uPVC window to front.

### External

Front: Paved front with driveway and side access to rear.

Rear: Paved patio with outdoor socket leading to lawned area with apple tree. Composite panelling shed and an outbuilding with electric and plumbing connected.

### Services

Mains water, gas, electric and drainage.

### 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 only with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### **Social Media**

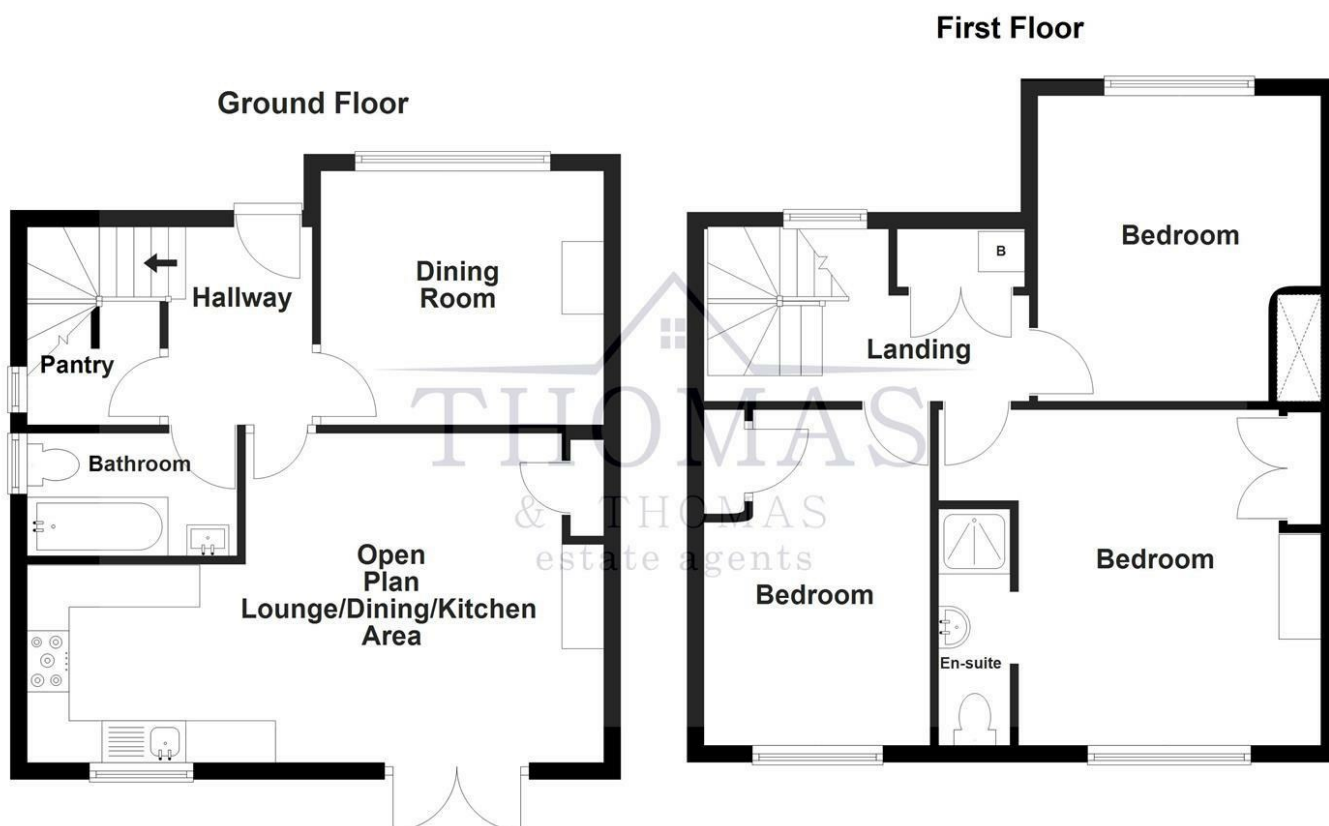
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### **Directions**

Leave Ammanford on College Street, turn left into Brynteg Terrace and the property will be on your left hand side identified by our For Sale board.



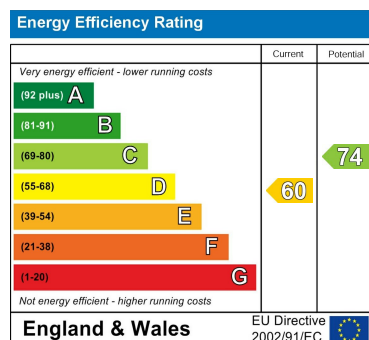
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CARMARTHENSHIRE, SA18 3AB



Council Tax Band

**B**

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.