



House - Mid Terrace (EPC Rating:) Freehold

BRYNTEG TERRACE, AMMANFORD, SA18 3AY

Reduced To

£149,000

3 Bedroom House - Mid Terrace located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Mid Terrace property conveniently located within a short walking distance of Ammanford Town Centre with all its amenities for shopping, leisure and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises, entrance hall, two reception rooms, kitchen, rear hall leading to bathroom on the ground floor with 3 bedrooms located on the first floor. Externally there is a gated front forecourt, large rear garden with shared vehicle access and outbuilding (6.0 x 4.0). The property benefits from Air Source Heating System, Solar Panels and uPVC Double Glazing.

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

Ground Floor

Front Entrance door leading to

Entrance Hall

With radiator, stairs to first floor with under stairs cupboard.

Lounge

3.6 x 3.1 (11'9" x 10'2")

With radiator, and window to the rear of the property.

Sitting Room

3.0 x 3.2 (9'10" x 10'5")

With radiator and window to the front of the property.

Kitchen

2.4 x 3.2 (7'10" x 10'5")

With a range of base and wall units, single drainer sink unit with mixer taps, cooker point, plumbing for automatic washing machine, radiator, part tiled walls and window to the rear of the property.

Inner Hallway

With side door and access to.....

Bathroom

2.8 x 2.0 (9'2" x 6'6")

With low level flush WC, pedestal wash hand basin, panelled bath, radiator, fully tiled walls, tiled floor and window to the rear of the property.

First Floor

Landing Area

With hatch to roof space and two windows to the front of the property.

Bedroom 1

3.2 x 2.8 (10'5" x 9'2")

With radiator and window to the front of the property.

Bedroom 2

2.8 x 3.1 (9'2" x 10'2")

With radiator and window to the rear of the property.

Bedroom 3

3.7 x 2.3 (12'1" x 7'6")

With radiator and window to the rear of the property.

External

Front: With gated front forecourt leading to front entrance door.

Rear: With shared vehicle access leading to yard with outbuilding (6.0 x 4.0) and ample parking potential and a large rear garden

Services

Mains electricity, water 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 with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk



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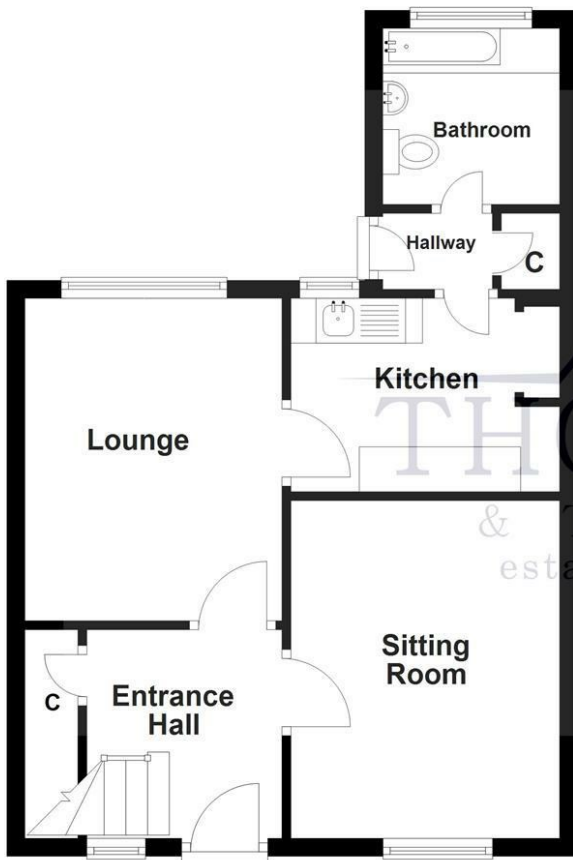
Directions

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

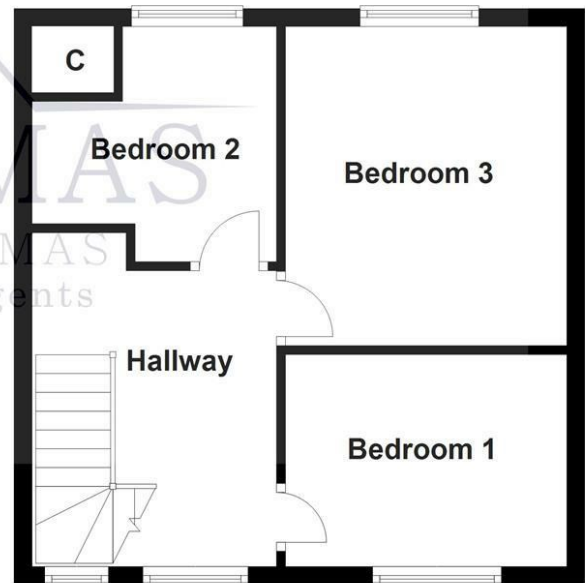


THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

Ground Floor



First Floor

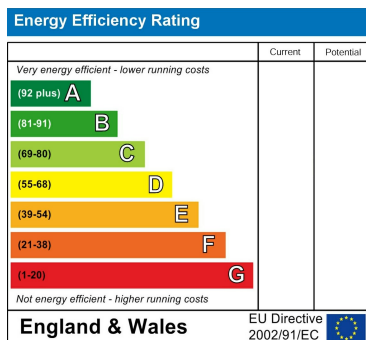


Total area: approx. 80.0 sq. metres (861.3 sq. feet)

Council Tax Band

B

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.