



House - Detached (EPC Rating: E) Freehold

NEW ROAD, AMMANFORD, SA18 3EY

Offers In The Region Of

£162,500

THOMAS
& THOMAS
estate agents



4 Bedroom House - Detached located in Ammanford

We are delighted to offer the opportunity to purchase this Semi Detached 4 Bedroom Property conveniently located within level walking distance of Ammanford Town Centre with all it's amenities for shopping, leisure, schools and good transport links with the M4 Motorway just 6 miles away at Junction 49. The property is in need of some renovation whilst still offering some original features within the property. The accommodation comprises, entrance hall with tiled flooring and panelling, Lounge, Sitting Room, Kitchen and Wet Room on the ground floor with 3 Bedrooms, Boxroom and Bathroom located on the first floor. Externally there is a tiered front garden with steps to front entrance door and enclosed level rear garden with detached garage. The property benefits from Gas Central Heating and uPVC Double Glazing.

Freehold. Council Tax Band - C. EPC - E49. NO ONWARD CHAIN

Entrance Hall

4.6 x 2 (15'1" x 6'6")

With stairs to first floor, radiator, understairs cupboard, ornate tiled floor, coved ceiling and uPVC window to front.

Lounge

4.6 x 3.0 (15'1" x 9'10")

With tiled open fireplace, coved ceiling, two alcove cupboards and uPVC window to front.

Sitting Room

3.2 x 2.5 (10'5" x 8'2")

With fireplace, radiator, coved ceiling and uPVC Window to rear.

Kitchen

3.6 x 3.3 (11'9" x 10'9")

With a range of base units, stainless steel single drainer sink, plumbing for automatic washing machine, original Rayburn, wall mounted gas boiler providing domestic hot water and central heating, electric cooker point, coved ceiling, tiled floor, uPVC window to the side, uPVC door leading to the side of the property.

Wet Room

2.0 x 2.0 (6'6" x 6'6")

With low level flush WC, pedestal wash hand basin, walk-in shower, radiator, coved ceiling, uPVC window to side.

First Floor

Landing

With hatch to roof space, coved ceiling, uPVC window to side.

Bedroom One

4.4 x 3.0 (14'5" x 9'10")

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

Bedroom Two

3.5 x 3.4 (11'5" x 11'1")

With radiator, coved ceiling, uPVC window to rear.

Boxroom

2.0 x 1.3 (6'6" x 4'3")

With radiator and upvc window to the front.

Bedroom Three

3.4 x 2.7 (11'1" x 8'10")

With radiator, coved ceiling, uPVC window to rear.

Bathroom

2.3 x 1.4 (7'6" x 4'7")

With low level flush WC, pedestal wash hand basin, panelled bath, radiator, Respatex wall panels uPVC window to the side.

External

Front: Terraced front garden with steps leading to front entrance door.

Rear: Level enclosed garden. off road parking with detached garage.

Services

Mains Gas, electricity 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 only with the selling agents on 01259 597949 or email on ammanford@thomasandthomas-property.co.uk

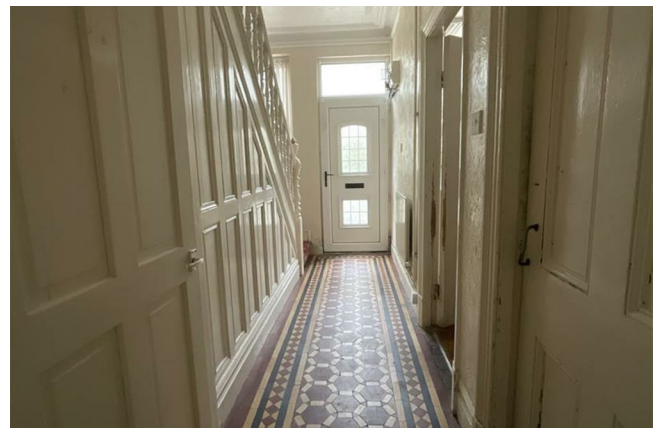
SOCIAL MEDIA

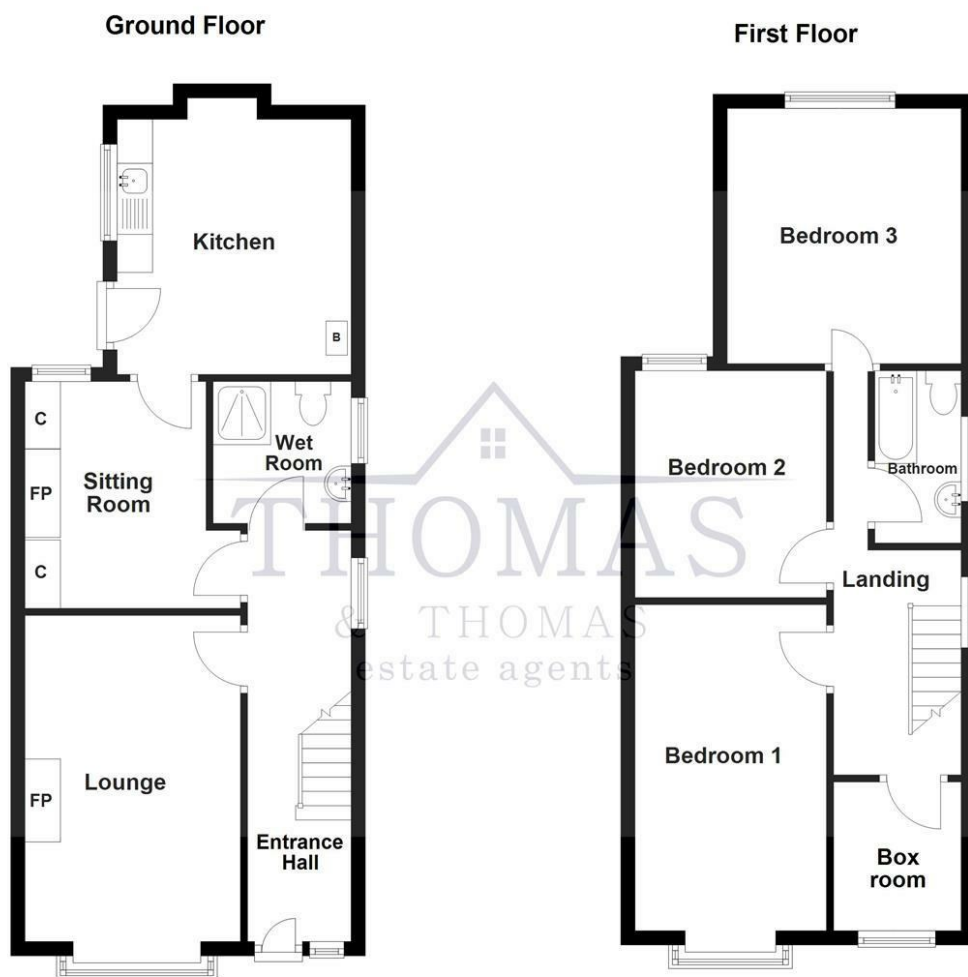
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Directions

Leave Ammanford on Wind Street continue through the traffic lights at the roundabout take the second exit then bear left into New Road. Take the right into Parcyrhun, then first left, proceed straight ahead and you can see the entrance to the back of 33 New Road, on the left hand side.



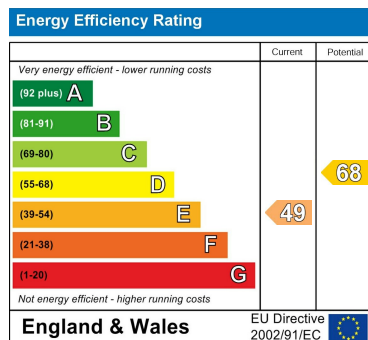


Total area: approx. 98.1 sq. metres (1055.6 sq. feet)

Council Tax Band

C

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.

