



7 Manor Road, Ammanford, Carmarthenshire, SA18 3AP

Offers In The Region Of £259,950

Set on the new development at Manor Road within the busy town of Ammanford, this attractive semi-detached house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms and two modern bathrooms, this property is designed to cater to the needs of contemporary living.

Upon entering, you will find a spacious reception hall leading

to an attractive main reception room that opens onto the superbly fitted kitchen all providing ample space for relaxation and entertaining. The layout is both practical and welcoming, making it ideal for family gatherings or quiet evenings at home. The house benefits from an excellent energy rating, ensuring that it is not only environmentally friendly but also economical to run.

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The exterior of the property features delightful gardens, perfect for enjoying the outdoors, whether it be for gardening enthusiasts or for children to play. Additionally, the convenience of parking adds to the appeal, making daily life that little bit easier.

Situated in a great location, this home is close to all essential facilities, including shops, schools, and parks, making it an ideal choice for families and professionals alike. With its combination of space, comfort, and accessibility, this semi-detached house on Manor Road is a wonderful opportunity not to be missed. Book a view today.....



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B

Council Tax Band: C



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	