



## **6 Heol Las, Ammanford, Ammanford, SA18 3EB**

**Offers in the region of £199,950**

NO ONWARD CHAIN.... A recently modernised semi detached house set within reasonable walking distance of Ammanford town centre with its range of shopping, schooling and transport facilities.

Accommodation comprises entrance vestibule, lounge, open plan sitting/dining room, kitchen, 3 bedrooms and bathroom and benefits from gas central heating, uPVC double glazing and front and rear gardens.



## Ground Floor

uPVC double glazed entrance door into

### Vestibule

3'8" x 8'3" (1.12 x 2.54)



with tiled floor and glazed door to

### Lounge

13'3" max x 14'6" max (4.05 max x 4.44 max)



with feature fireplace, radiator, stairs to first floor, uPVC double glazed window to front and wooden window to vestibule.

### Open Plan Sitting/Dining Room



### Sitting Room Area

14'4" x 11'9" (4.39 x 3.59)

with feature fireplace, wall lights, radiator and uPVC double glazed window to rear.

### Dining Room Area

14'9" x 7'8" (4.51 x 2.35)

with radiator, wall light and uPVC double glazed window to side.

### Kitchen

9'5" x 10'7" (2.88 x 3.25)



with range of newly fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring hob with extractor over, eye level electric over, plumbing for automatic washing machine, plumbing for dishwasher, laminate floor, radiator, uPVC double glazed window to rear and Velux window to rear.

### Landing

with hatch to roof space, radiator and uPVC double glazed window to side.

### Bedroom 1

14'10" x 8'11" (4.53 x 2.72)



with radiator, part wood panelled walls and uPVC double glazed window to front and side.

### Bedroom 2

14'6" max x 9'7" max (4.44 max x 2.94 max)



with radiator, built in cupboard housing gas boiler providing domestic hot water and central heating, uPVC double glazed window to rear.

### Bedroom 3

14'1" x 7'11" (4.31 x 2.42)



with radiator, dado rail and uPVC double glazed window to rear.

### Bathroom

6'9" x 8'5" (2.07 x 2.59)



with low level flush WC, vanity wash hand basin, panelled bath, shower enclosure with mains shower, part tiled walls, laminate floor, heated towel rail and uPVC double glazed window to front.



## Outside



Walled garden laid to patio slabs to front, side access to rear paved patio, lawned garden and shed.

## Services

Mains water, electricity, gas and drainage.

## Council Tax

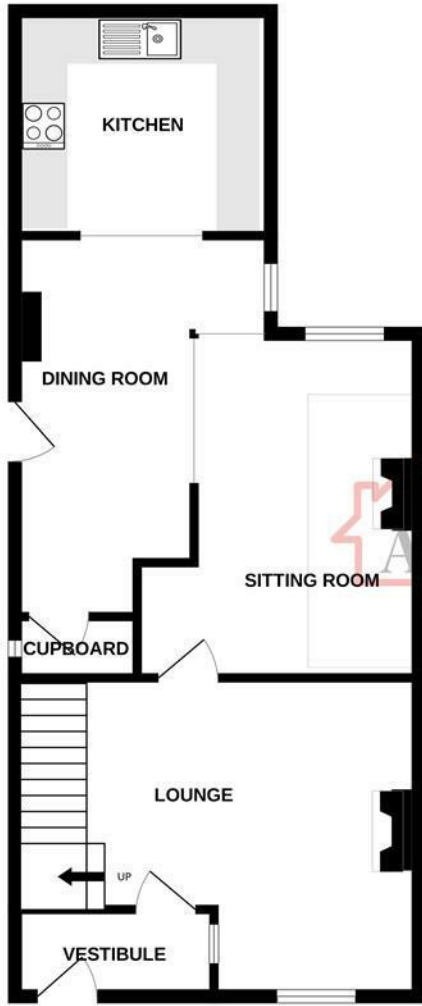
Band C.

## Directions

Leave Ammanford on College Street. At the roundabout turn left then at the mini roundabout turn right into Carregamman. Follow the road straight over the mini roundabout to the junction then turn right into Heol Las and the property can be found on the right hand side, identified by our For Sale board.

## NOTE

All internal photographs are taken with a wide angle lens.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.