



**8 Manor Road, Ammanford, Ammanford, SA18 3AP**

**Offers in the region of £225,000**

A well presented 3 bedroom town house set in a sought after location, within walking distance of Ammanford town centre with its range of shopping, schooling and transport facilities and within striking distance of Ammanford Recreational Ground and the park. Accommodation comprises entrance hall, lounge, kitchen, utility room, downstairs WC, 2 bedrooms and bathroom to the first floor and main bedroom with en suite to the second floor. The property benefits from gas central heating, underfloor heating to ground floor, uPVC double glazing, off road parking for 2 cars and front and rear gardens.



## Ground Floor

Composite entrance door to

## Entrance Hall

with stairs to first floor

## Lounge

17'1" x 11'8" (5.22 x 3.57)



with laminate floor and uPVC double glazed window to front. Opening to

## Kitchen

9'8" x 9'9" (2.97 x 2.98)



with range of fitted base and wall units, Belfast sink unit with shower head tap, 4 ring electric hob with extractor over and oven under, integrated automatic dishwasher, part tiled walls, laminate floor, downlights and uPVC double glazed window to rear.

## Utility

9'10" x 4'10" (3.00 x 1.48)



with range of fitted base and wall units, plumbing for automatic washing machine, integrated tumble dryer, wall mounted gas boiler providing domestic hot water and central heating, laminate floor, extractor fan and uPVC double glazed door to rear.

## Downstairs WC

5'0" x 2'11" (1.54 x 0.91)



with low level flush WC, vanity wash hand basin with cupboards under, tiled floor and extractor fan.

## First Floor

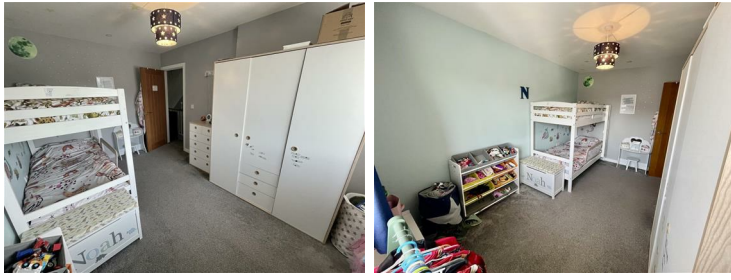
## Landing

with stairs to second floor, built in cupboard, radiator and uPVC double glazed window to front.



## Bedroom 2

13'11" x 9'0" (4.26 x 2.76)



with radiator and uPVC double glazed window to rear.

## Bedroom 3

13'1" x 9'0" (3.99 x 2.76)



with radiator and uPVC double glazed window to front.

## Bathroom

6'5" x 5'10" (1.96 x 1.79)



with low level flush WC, pedestal wash

hand basin, panelled bath with shower over, part tiled walls, laminate floor, extractor fan, heated towel rail, downlights and uPVC double glazed window to rear.

## Second Floor

### Landing

with built in cupboard.

### Bedroom 1

13'5" x 11'8" (4.10 x 3.57)



with radiator, downlights and uPVC double glazed window to front.

### En Suite

7'6" x 11'8" (2.29 x 3.56)



with low level flush WC, vanity wash hand basin with cupboards under, tiled shower enclosure with electric shower, tiled floor, part tiled walls, heated towel rail, extractor fan and uPVC double glazed window to rear.

## Outside



with lawned garden and paved pathway to front, off road parking to rear for 2 cars and enclosed rear garden with artificial grass area and paved patio.

## Services

Mains gas, electricity and drainage. Water meter.

## Council Tax

Band C

## NOTE

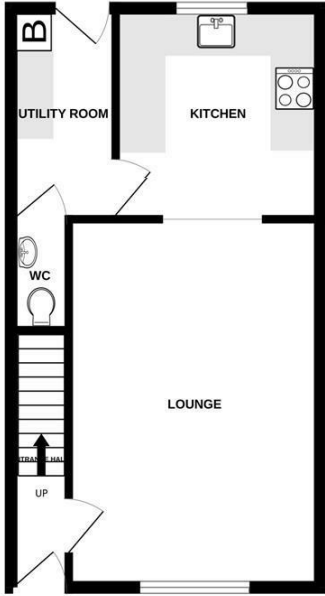
Some photographs have been provided by the vendor and some are taken by ourselves.

## Directions

Leave Ammanford on College Street then turn first left into Iscennen Road. Follow the road, over the mini roundabout and turn right into Manor Road and the property can be found on the right hand side, identified by our For Sale board.



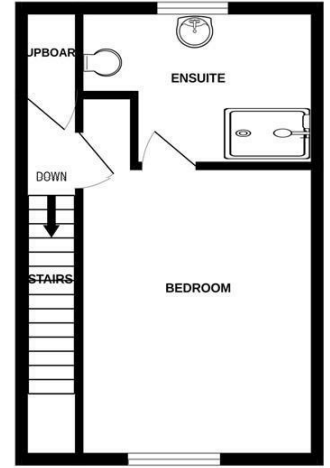
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.