



3 Lauderdale Road, Tairgwaith, Ammanford, SA18 1YG

Offers in the region of £135,000

A semi detached house set in the village of Tairgwaith, approximately 6 miles from Ammanford town centre with its range of shops and amenities. The accommodation comprises entrance hall, lounge, kitchen, downstairs cloakroom, 3 bedrooms one with en-suite and family bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for 3 cars and enclosed rear garden. Option to purchase parcel of land by separate negotiation. EPC - D68.

Ground Floor

With uPVC double glazed door into

Entrance Hall

with tiled floor, radiator and coat hooks.

Lounge

15'6" x 20'5" (4.73 x 6.24)



with radiator and uPVC double glazed window to the front and stairs up to first floor.

Kitchen

15'11" x 20'4" (4.86 x 6.22)



with a range of base and wall units, stainless steel single sink unit with mono taps, 4 ring hob and extractor over, oven under counter, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and uPVC double glazed doors to the rear.

Downstairs WC

3'11" x 4'4" (1.21 x 1.34)



with low level flush WC, corner pedestal wash hand basin, radiator, tiled floor and uPVC double glazed window to the rear.

First Floor

Landing

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

Bedroom 1

13'4" x 13'7" (4.07 x 4.16)



with radiator and uPVC double glazed window to the rear.

En-Suite

8'5" x 2'6" (2.58 x 0.77)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, part tiled walls, radiator and extractor fan.

Bedroom 2

15'1" x 10'0" (4.61 x 3.07)



with radiator and uPVC double glazed window to the front.

Bedroom 3

13'3" x 10'1" (4.06 x 3.08)



with radiator and uPVC double glazed window to the front.

Bathroom

8'5" x 6'3" (2.57 x 1.92)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over, part tiled walls. laminate floor, radiator and uPVC double glazed window to the rear.

Outside

with tarmac area for parking to front. The rear is part decked area, part gravelled and stepping stones.

Services

With mains water, electricity and drainage. Oil Central heating.

Council Tax

Band C.

Note

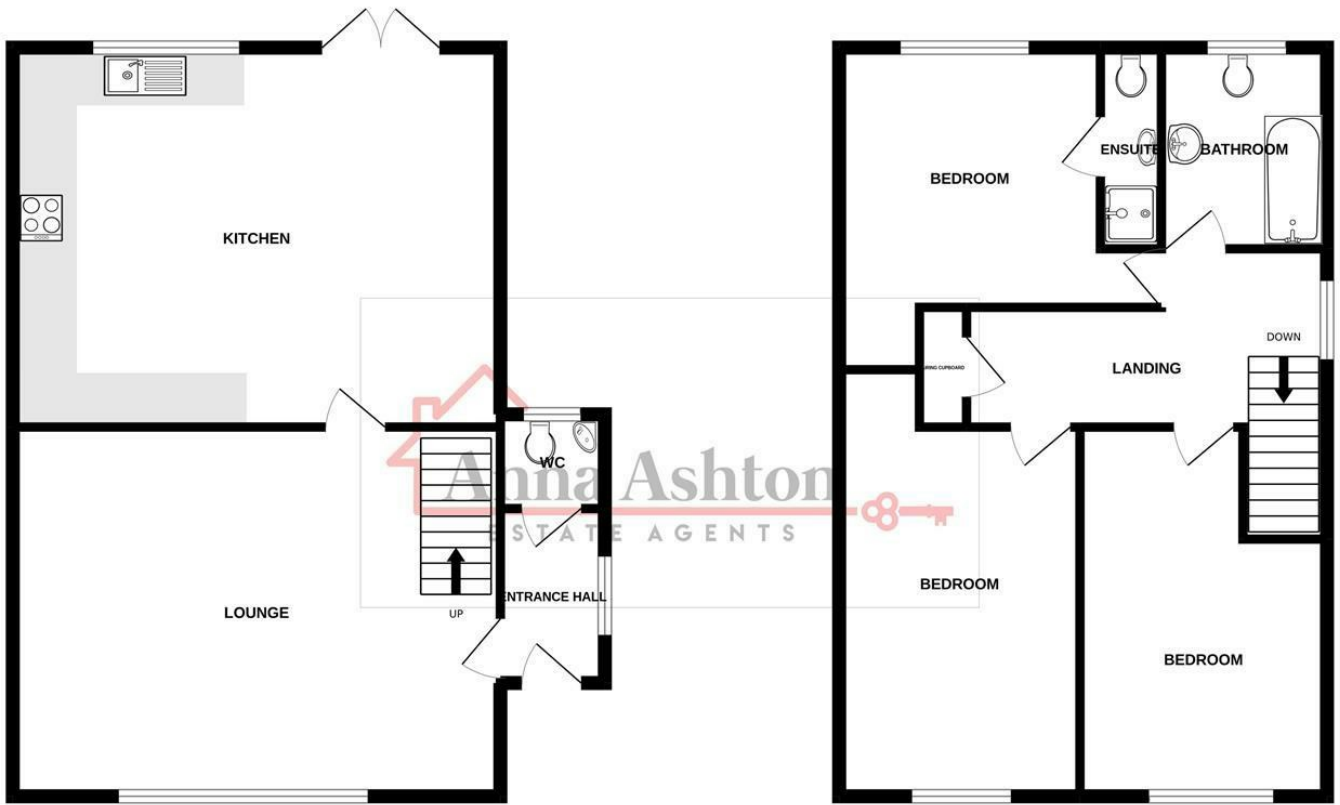
All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen. Turn left for Brynamman then right for Tairgwaith. Follow the road all the way into the village then follow the road round to the left and take the second right into St Davids Road. Turn Right on to Lauderdale Road and the property can be found on the left hand side.

GROUND FLOOR

1ST 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:

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