



24 St. Davids Road, Tairgwaith, Ammanford, SA18 1YE

Offers over £95,000

A mid terraced house set in the village of Tairgwaith, approximately 6 miles from Ammanford town centre with its range of shops and amenities. Accommodation comprises entrance hall, lounge, kitchen, downstairs bathroom and 3 bedrooms. The property benefits from oil central heating, uPVC double glazing and rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, laminate floor, radiator and textured ceiling.

Lounge

22'0" x 12'10" (6.72 x 3.93)



with 2 wall lights, 2 radiators, textured ceiling and uPVC double glazed window to front.

Kitchen

12'10" x 14'1" (3.93 x 4.31)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, hatch to roof space, breakfast bar, part tiled walls, laminate floor, radiator, textured ceiling and

uPVC double glazed window and door to rear.

Bathroom

7'11" x 7'6" (2.42 x 2.31)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, radiator, part tiled walls, textured ceiling, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with textured ceiling and uPVC double glazed window to rear.

Bedroom 1

10'11" x 10'6" (3.34 x 3.21)



with radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 2

9'11" x 10'6" (3.03 x 3.21)



with radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 3

7'10" x 7'0" (2.39 x 2.15)



with radiator, textured ceiling and uPVC double glazed window to front.

Outside

with enclosed rear garden with outside boiler providing domestic hot water and central heating.

Services

Mains electricity, water and drainage.

Council Tax

Band A

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 and the property can be found on the right hand side, identified by our For Sale board.



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		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.