



**31 Villiers Road, , Ammanford, SA18 3HB**

**Offers in the region of £145,000**

A semi detached house in need of modernisation located on the edge of Ammanford town centre with its range of shopping, schooling and transport facilities. Accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen, bathroom and 3 bedrooms. The property benefits from gas central heating, mostly uPVC double glazing, enclosed rear garden with outbuildings and garage.



## Ground Floor

uPVC double glazed entrance door to

## Porch

with tiled walls and uPVC double glazed door to

## Entrance Hall

with stairs to first floor, radiator, dado rail, textured and coved ceiling and coat hooks.

## Lounge

12'5" x 12'4" (3.81 x 3.77)



with fireplace with back boiler and stone surround, part tongue and groove walls, 4 wall lights, radiator, textured and coved ceiling and uPVC double glazed window to rear. Arch to

## Sitting Room

8'9" x 11'9" (2.69 x 3.59)



with 2 alcove shelving, radiator, textured and coved ceiling and uPVC double glazed window to front.

## Dining Room

12'0" x 8'11" (3.67 x 2.73)



with Aga, under stairs cupboard, coved ceiling and uPVC double glazed window to side and wooden door to side.



## Kitchen (Lean to)

13'10" x 7'3" (4.23 x 2.21)



with range of fitted base units, single drainer sink unit with mixer taps, 4 ring gas hob, plumbing for automatic washing machine, part tiled walls, radiant, polycarbonate roof and uPVC double glazed windows to side and rear and door to rear.

## Inner Hall

with hatch to roof space, built in cupboard with shelving and coat hooks.

## Downstairs Bathroom

10'5" into cupboard x 5'1" (3.20 into cupboard x 1.55)

with low level flush WC, vanity wash hand basin with cupboards under, bath with shower attachment taps, built in cupboard, part tiled walls, tiled floor and uPVC double glazed window to side and rear.

## First Floor

### Landing

with hatch to roof space, radiator and textured and covered ceiling.

## Bedroom 1

9'8" x 16'4" (2.96 x 4.98)



with radiator, covered ceiling and 2 uPVC double glazed windows to front.

## Bedroom 2

12'5" x 8'11" (3.79 x 2.73)



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

### Bedroom 3

12'4" x 10'0" (3.78 x 3.06)



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

### Outside



with paved patio to front, side access to rear garden with block built shed, gravelled garden, paved patio and outside light.

### Block Built Shed

12'9" x 6'4" (3.89 x 1.94)

with power and light connected.

### Garage

18'4" x 11'1" (5.60 x 3.40)

with up and over door, power and light connected and uPVC double glazed window and door to rear.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Band C

### NOTE

All photographs are taken with a wide angle lens.

### Directions

Leave Ammanford on Wind street and proceed straight over the roundabout, follow the road and turn left into Villiers Road and as you come to the end of the school 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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.