



**1 Norman Road, Ammanford, Ammanford, SA18 2DH**

**Offers in the region of £125,000**

A semi detached house conveniently located within half a mile of Ammanford town centre and within walking distance of local shops, doctors and dentist. Accommodation comprises vestibule, entrance hall, lounge, sitting room, kitchen, lean to, downstairs bathroom and 3 bedrooms. The property benefits from mostly uPVC double glazing, garage and enclosed rear garden.

## Ground Floor

uPVC double glazed entrance door to

### Vestibule

with dado rail and door to

### Entrance Hall

with stairs to first floor, radiator and textured ceiling.

### Lounge

9'3" x 11'9" max (2.83 x 3.60 max)



with radiator and uPVC double glazed window to front.

### Kitchen

12'0" x 8'11" (3.67 x 2.72)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point, radiator, textured ceiling and wood window to side.

### Lean to

11'11" x 5'8" (3.64 x 1.73)



with work surface, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, polycarbonate roof and uPVC double glazed door to rear.

### Sitting Room

12'0" x 9'5" (3.68 x 2.88)



with alcove cupboard, radiator and uPVC double glazed window to side.

### Downstairs Bathroom

6'3" x 9'1" (1.91 x 2.78)



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

### Bedroom 2

10'7" x 8'5" (3.25 x 2.57)



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

### First Floor

#### Landing

with hatch to roof space and textured ceiling.

#### Bedroom 1

10'5" x 14'2" (3.18 x 4.33)



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

#### Bedroom 3

12'0" x 9'3" (3.67 x 2.84)



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

### Outside



with access to rear garage at the side of the house, enclosed rear garden with raised

gravel areas, artificial grass area and flower borders.

### **Council Tax**

Band C

### **Services**

Mains gas, electricity, water and drainage.

### **NOTE**

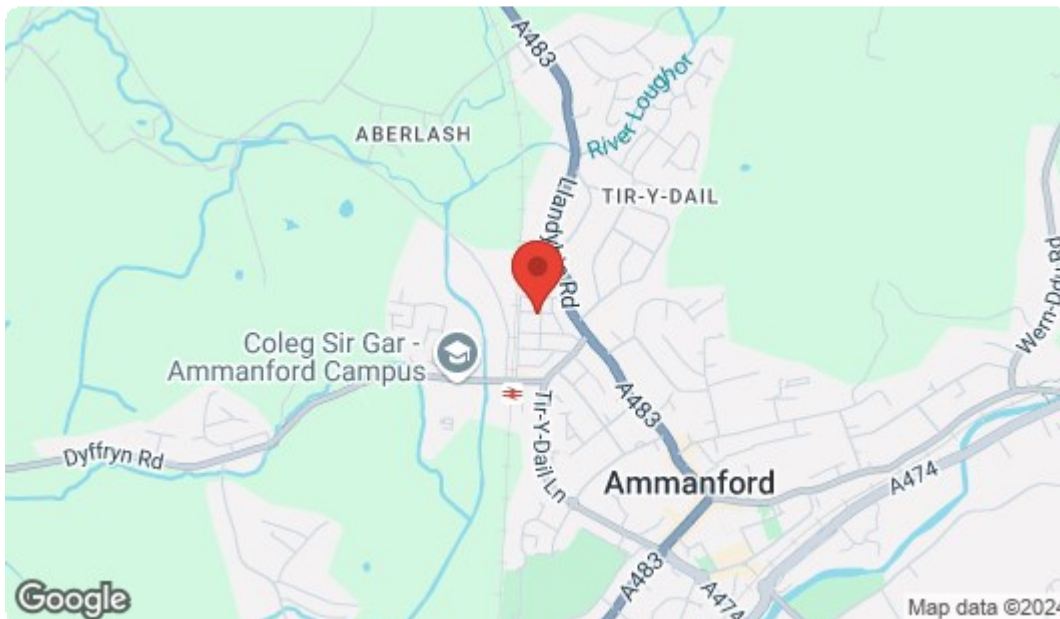
All photographs are taken with a wide angle lens.

### **Directions**

Leave Ammanford on College Street, turn third left into Station Road then first right into Harold Street. Turn right onto Norman Road and the property can be found left 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>54</b>
(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.