



**16 Maesybont, Glanamman, Ammanford, SA18 2AY**

**Offers in the region of £165,000**

A semi detached house set in an estate of similar style properties within the village of Glanaman close to local amenities and only 3 miles or so from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, 3 bedrooms and bathroom and benefits from gas central heating, uPVC double glazing, off road parking and front and large rear gardens.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard and uPVC double glazed window to front.

### Downstairs WC

4'7" x 2'5" (1.41 x 0.75)



with low level flush WC, Respatex walls, downlights and uPVC double glazed window to side.

### Kitchen

10'1" x 9'5" (3.09 x 2.88)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, part tiled walls, radiator, textured ceiling and uPVC double glazed window and door to rear.

## Utility

4'9" x 2'7" (1.47 x 0.81)



with plumbing for automatic washing machine, extractor fan and uPVC double glazed window to rear.

## Lounge

16'9" x 11'11" max (5.11 x 3.64 max)



with electric fire in feature surround, radiator, textured ceiling and uPVC double glazed window to front and rear.

## First Floor

### Landing

with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, hatch to roof space, textured ceiling and uPVC double glazed window to front.



### Bedroom 1

10'4" x 12'7" max (3.15 x 3.84 max)



with radiator and uPVC double glazed window to rear.

### Bedroom 3

7'7" x 8'11" (2.33 x 2.73)



with radiator and uPVC double glazed window to front.

### Bedroom 2

10'4" max x 11'10" (3.16 max x 3.62)



with radiator and uPVC double glazed window to rear.

### Shower Room

6'0" x 6'9" (1.84 x 2.07)



with low level flush WC, vanity wash hand basin, enclosed shower cubicle with mains shower, Respatex walls, heated towel rail, downlights and uPVC double glazed window to front.

## Outside



with lawned garden and drive to front, side access leading to large rear garden with timber shed, concrete area, lawned area, pond and mature shrubs and trees.

## Services

Mains gas, electricity, water and drainage.

## NOTE

All photograph are taken with a wide angle lens.

## Council Tax

Band A

## Directions

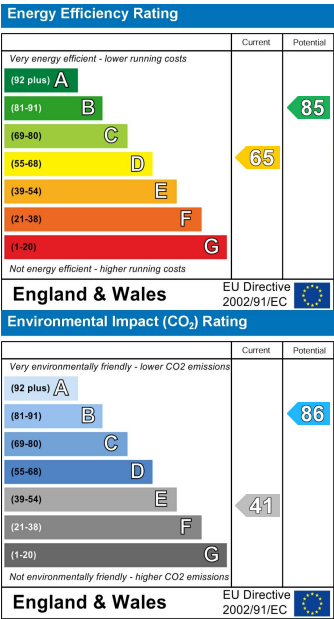
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamau then turn left signposted for the hospital. Follow the road over the level crossing and round to the left, over the river bridge then turn left into Tabernacle Road. Turn right into Maesybont and the property can be found on the right hand side, identified by our For Sale board.

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