



243 Cwmamman Road, Glanamman, Ammanford, SA18 2AN

Offers in the region of £294,950

A detached property set in the village of Glanamman within easy access to Ammanford and its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen/diner, utility room, 4 double bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

12'4" x 3'10" (3.78 x 1.17)

with stairs to first floor and laminate floor.

Lounge

15'5" x 16'2" max (4.72 x 4.93 max)



with 2 radiators, coved ceiling and uPVC double glazed window to front.

Sitting Room

23'5" x 10'7" (7.15 x 3.23)



with laminate floor, 2 radiators, textured ceiling and uPVC double glazed window to front and French doors to rear.

Dining Room

10'6" x 16'1" (3.22 x 4.91)



with tiled fireplace with gas fire, built in book shelves, radiator, textured and coved ceiling and uPVC double glazed window to side.

Kitchen/Diner

12'0" x 21'6" (3.66 x 6.57)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, electric cooker point, plumbing for automatic dishwasher, part tiled walls, radiator, coved ceiling and uPVC double glazed window either side and door to side.

Utility

10'9" x 13'1" (3.29 x 3.99)



with range of fitted base units, plumbing for automatic washing machine, built in cupboard, part tiled walls, tiled floor and uPVC double glazed window to rear.

Rear Hall

4'5" x 2'11" (1.37 x 0.89)

with under stairs cupboard, part laminate and part tiled floor.

First Floor

Landing

with hatch to roof space

Bedroom 1

15'11" x 16'6" max (4.87 x 5.05 max)



with 2 radiators, coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

10'11" x 17'3" max (3.35 x 5.28 max)



with built in cupboards with wall mounted gas boiler providing domestic hot water and central heating, radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 3

10'0" x 15'0" min (3.06 x 4.59 min)



with radiator and 2 uPVC double glazed windows to front.

Bedroom 4

13'11" x 8'5" min (4.25 x 2.59 min)



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

Bathroom

11'10" x 11'5" (3.62 x 3.48)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, built in cupboard, part tiled walls, radiator and uPVC double glazed window to side.

Outside



with large side drive for 4+ cars, lawned garden, gravel area and concrete area, outside light and tap and store shed (3.56 x 2.61) with window to rear.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

NOTE

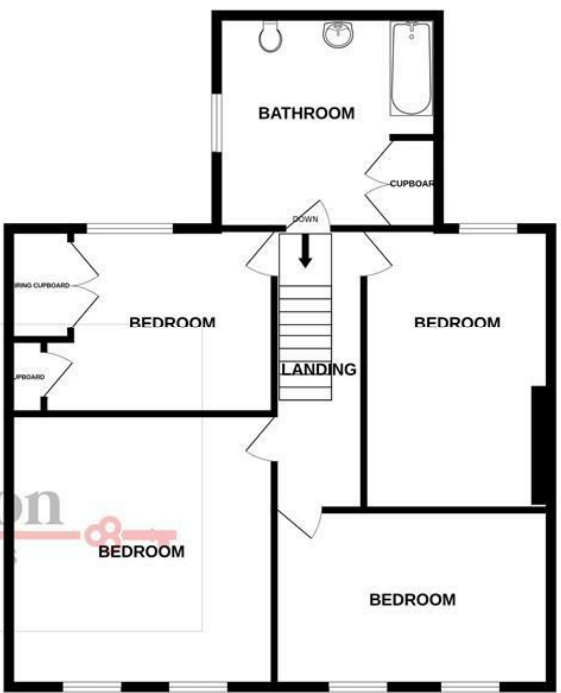
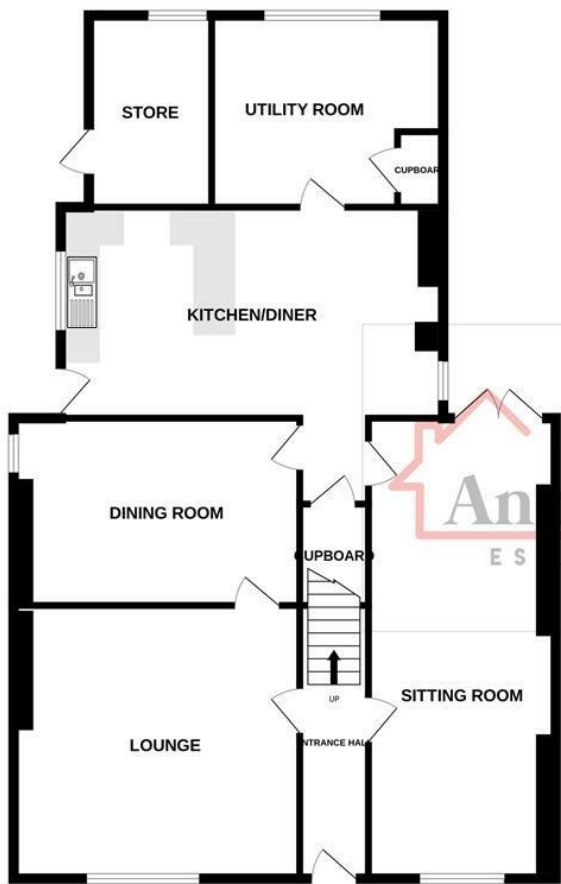
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman and the property can be found on the right hand side, just before Maes Llewelyn, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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 (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.