



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**32 Tirycoed Road
Glanamman
Ammanford
Carmarthenshire
SA18 2YE**

Price **£165,000**



- Three bed semi detached property
- Lounge/ dining area
- Kitchen, utility
- Wet room, family bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Outbuilding
- Potential for off road parking

General Description

We have the pleasure in offering for sale this three bedroom semi detached property located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities.

EPC Rating: D59

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Tirycoed Road, Glanamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities including primary schools, secondary school, leisure centre, places of worship, shops, banking and approximately 7 miles from junction 45 of the M4.

The accommodation briefly comprises entrance vestibule, lounge/dining area, kitchen, rear porch, utility, wet room, landing, bathroom and three bedrooms.

The property has the benefit of upvc glazing, gas fired central heating, rear garden, outbuilding and the potential for off road parking (curb needs to be dropped).

Broadband and Mobile phone

There is Superfast broadband available in the area. It is likely to have mobile phone coverage in the area.

Upvc glazed door to

Entrance Vestibule

Dado rail, tiled floor.

Lounge / Dining Area (22' 11" x 14' 4") or (6.98m x 4.37m)

Upvc glazed windows to front and rear, coved ceiling, two radiators, log burner, stairs to first floor.

Kitchen (11' 7" x 9' 2") or (3.52m x 2.79m)

Upvc glazed window to side, coved ceiling, radiator, tiled floor, fitted wall and base units, work surface, 1 & 1/2 bowl stainless steel sink unit with mixer tap, integrated oven and hob with extractor fan over.

Rear Porch

Upvc glazed door to side, polycarbonate roof, tiled floor.

Utility (9' 5" x 7' 7") or (2.87m x 2.31m)

Upvc glazed window to rear, five down lights, hatch to roof space, tiled floor, fitted base units, work surface, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dish washer, vent for tumble dryer, fitted wall unit housing Worcester combi boiler controlling domestic hot water and central heating.

Tirycoed Road, Glanamman, Ammanford, Carmarthenshire.

Wet Room (5' 5" x 3' 7") or (1.64m x 1.10m)

Upvc glazed window to side, two down lights, tiled floor, towel radiator, Respotex walls, close coupled WC, wash hand basin, shower, extractor fan.

Landing

Hatch to roof space, hard wired smoke alarm.

Bathroom (12' 10" Max x 9' 3" Max) or (3.92m Max x 2.81m Max)

Upvc glazed window to rear, eight down lights, coved ceiling, tiled walls, towel radiator, bath, quadrant shower cubicle, close coupled WC, pedestal wash hand basin, extractor fan, storage cupboard.

Bedroom 2 (9' 3" x 7' 9") or (2.83m x 2.37m)

Upvc glazed window to rear, radiator, built in wardrobes.

Bedroom 1 (13' 1" x 8' 6") or (3.99m x 2.59m)

Upvc glazed window to front, radiator, built in wardrobes, stone feature wall.

Bedroom 3 (9' 9" x 7' 0") or (2.98m x 2.13m)

Upvc glazed window to front, artex textured ceiling, radiator.

Outside

Concrete footpath to lawned area. Further paved seating area with a shrubbed border and mature trees.

Outbuilding with electricity.

Outside electric points.

Outside tap.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue to the village of Glanamman turning left on the square. Continue along Station Road over the bridge and bare left. On entering Tirycoed Road the property can be found on the right hand side.

