



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

15b Tirycloed Road  
Glanamman  
Ammanford  
Carmarthenshire.  
SA18 2YE

Price **£199,950**



- Three bedroom semi detached property
- Lounge, kitchen/dining area
- Bathroom, en suite, WC
- Upvc glazing
- Gas fired central heating
- Off road parking
- Rear garden

**EPC Rating: C75**

### 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.

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

#### Important notice

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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](mailto: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 hallway, Wc, lounge, kitchen/dining area, landing, bathroom, two bedrooms and a further bedroom with an en-suite to the 2nd floor.

The property has the benefit of upvc glazing, gas fired central heating, rear garden and off road parking.

### Upvc glazed door to

### Hall

Radiator, battery smoke alarm.

### W.C.

Upvc glazed window to front, radiator, tiled floor, close coupled WC, wash hand basin.

### Lounge (15' 0" x 11' 10") or (4.57m x 3.60m)

Upvc glazed window to front, radiator, TV point, telephone point.

### Kitchen/Diner Area (15' 1" x 11' 10") or (4.59m x 3.61m)

Upvc glazed patio doors to rear, upvc glazed window to rear, nine down lights, radiator, dado rail, tiled floor, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, oven point with extractor fan over, plumbing for automatic washing machine, BAXI gas fired boiler controlling domestic hot water and central heating.

### Landing

Upvc glazed windows to front and side, radiator, four down lights, airing cupboard housing shelving and radiator, stairs to second floor.

### Bathroom (6' 6" Max x 6' 4") or (1.99m Max x 1.92m)

Upvc glazed window to rear, respatex walls, towel radiator, extractor fan, bath with shower over, close coupled WC, wash hand basin in unit.

### Bedroom 2 (10' 10" Min x 11' 11" Max) or (3.31m Min x 3.62m Max)

Upvc glazed window to rear, radiator, fitted storage.

### Bedroom 3 (12' 5" x 8' 8" Max) or (3.78m x 2.63m Max)

Upvc glazed window to front, radiator.

### Bedroom 1 (14' 7" x 11' 7") or (4.44m x 3.54m)

Skylight window, radiator, three down lights, TV point, storage cupboard.

## Tirycoed Road, Glanamman, Ammanford, Carmarthenshire.

### En Suite (9' 4" x 3' 2") or (2.85m x 0.96m)

Skylight window, shower cubicle, close coupled WC, pedestal wash hand basin, extractor fan.

### Outside

Covered decked area leading to patio area to rear. Gravelled parking area with a right of access for the neighbouring property. Gravelled footpath leading to further lawned area. Storage shed.

### Agents Notes

15A has a vehicular right of way over the land to the rear.

There is a right of way over the side driveway to the rear of the property.

There is Japanese Knotweed prevalent in the area, however we have been made aware by the vendors there is a treatment plan in place

There is a stream running along the boundary of the rear garden.

### Broadband and Mobile phone

There is mobile phone coverage in the area.

There is Superfast broadband available in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B

### 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 left hand side.

