

**31 Cwmamman Road
Glanamman
Ammanford
Carmarthenshire.
SA18 1DQ**

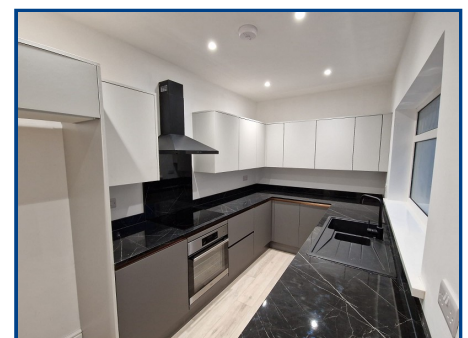
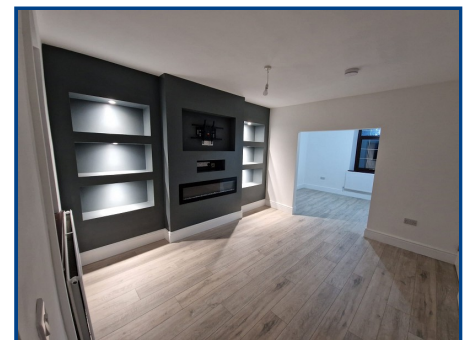
Price £850 Monthly



- 3 Bed mid terrace property
- Living area, dining area, Kitchen
- Upvc glazing, Gas fired central heating
- Rear garden, outbuildings
- On road parking only
- Council Tax Band - B
- EPC - D
- Bond - £950, Holding Deposit - £100
- Minimum term - 6 Months

General Description

We have the pleasure in offering for let this three bedroom mid terrace property located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3.5 miles from Ammanford town centre.



EPC Rating: D55

Cwmmamman Road, Glanamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for let this three bedroom mid terrace property located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3.5 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, lounge area, dining area, kitchen, landing, bathroom and three bedrooms.

The property has the benefit of upvc glazing, gas fired central heating and rear garden with a shed.

Upvc glazed door to

Hallway

Radiator, stairs to first floor, telephone point

Dining Area (12' 5" x 9' 7") or (3.78m x 2.92m)

Upvc glazed window to front, radiator.

Living Area (12' 10" x 11' 2") or (3.91m x 3.41m)

Upvc glazed window to rear, radiator, hard wired smoke alarm, alcove storage housing an electric fire, TV point and down lights, under stair storage.

Kitchen (13' 1" x 7' 0") or (3.99m x 2.13m)

Upvc glazed door to side, upvc glazed window to side, six down lights, hard wired smoke alarm, fitted wall and base units, work surface, 1 & 1/2 howl sink unit with mixer tap, integral oven and hob with extractor fan over.

Landing

Radiator, hatch to roof space, hard wired smoke alarm.

Bathroom (12' 11" x 6' 11") or (3.94m x 2.11m)

Upvc glazed window to rear, towel radiator, extractor fan, part Respotex walls, close coupled WC, wash hand

basin in unit, freestanding bath with shower attachment, shower cubicle.

Bedroom 2 (10' 4" x 9' 3") or (3.16m x 2.83m)

Upvc glazed window to rear, radiator, hard wired smoke alarm.

Bedroom 1 (12' 2" x 8' 7" Max) or (3.70m x 2.62m Max)

Upvc glazed window to front, radiator, fitted wardrobes, TV point, hard wired fire alarm.

Bedroom 3 (9' 0" x 6' 11") or (2.74m x 2.11m)

Upvc glazed window to front, radiator, hard wired smoke alarm.

Outside

On street parking only.

Gravelled area to front with paved footpath.

Paved area to rear with footpath leading to lawned area and outbuilding.

Block built shed housing IDEAL gas fired boiler controlling domestic hot water and central heating.

Broadband and Mobile phone

There is Superfast broadband available in the area.

It is likely to have mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage, Tenure freehold.

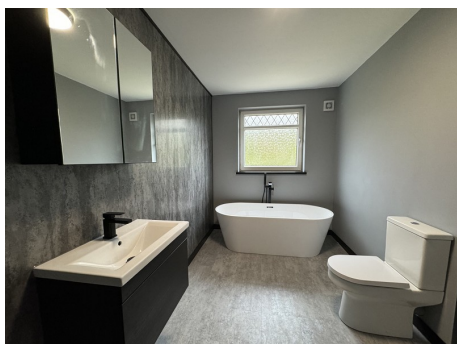
Tenure

Council Tax

B

Directions

Leave Ammanford on High Street and continue to the T junction. Turn left and continue to the village of Glanamman and the property can be found on the right hand side.



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.