



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

**7 Nant Y Ci Road
Ammanford
Carmarthenshire
SA18 3TP**

Price £249,950



- Three bed semi detached property
- Attic room
- Lounge area, dining area
- Kitchen/ diner, utility
- Bathroom, shower room
- Upvc glazing
- LPG gas fired central heating
- Rear garden
- Driveway for ample parking



EPC Rating: F31

General Description

We have the pleasure of offering for sale this 3 bedroom semi detached home in the village of Saron, close to local amenities including primary school, post office and 2 1/2 miles from Ammanford town centre with further amenities.

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

Nant Y Ci Road, Ammanford, Carmarthenshire.

Property Description

We have the pleasure of offering for sale this 3 bedroom semi detached home in the village of Saron, close to local amenities including primary school, post office and 2 1/2 miles from Ammanford town centre with further amenities including banking, high street shops, restaurants, public houses, secondary school, bus station, train station. The property is approximately 5 miles from Pontabraham junction for the M4.

The accommodation briefly comprises hallway, lounge area, dining area, kitchen/ diner, utility, bathroom, shower room, attic room and 3 bedrooms.

The property benefits from upvc glazing, LPG gas fired central heating, rear garden, driveway for ample parking.

Upvc glazed door to

Hallway

Upvc glazed window to front, coved ceiling, radiator, stairs to first floor.

Lounge Area (11' 7" x 10' 7" Min) or (3.54m x 3.23m Min)

Upvc glazed bay window to front, coved ceiling, radiator, TV point.

Dining Area (18' 3" Max x 11' 9" Max) or (5.57m Max x 3.59m Max)

Upvc glazed window to side, coved ceiling, radiator.

Kitchen/Diner (20' 5" x 10' 0") or (6.22m x 3.06m)

Upvc glazed sliding doors to rear, eight down lights, radiator, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit, oven point, hob with extractor fan over.

Utility (9' 9" x 7' 1") or (2.97m x 2.16m)

Upvc glazed stable door to side, upvc glazed window to rear, radiator, fitted base unit, work surface, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dish washer.

Bathroom (10' 2" x 6' 11") or (3.11m x 2.12m)

Upvc glazed window to side, four down lights, extractor fan, towel radiator, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, bath with shower attachment.

Nant Y Ci Road, Ammanford, Carmarthenshire.

Landing

Two upvc glazed windows to front, coved ceiling, radiator, stairs to attic room.

Bedroom 1 (13' 9" Max x 12' 0" Max) or (4.18m Max x 3.66m Max)

Upvc glazed bay window to front, coved ceiling, two radiators.

Bedroom 2 (10' 1" x 9' 2") or (3.08m x 2.79m)

Upvc glazed window to rear, coved ceiling, radiator.

Bedroom 3 (8' 9" x 7' 2") or (2.66m x 2.18m)

Upvc glazed window to rear, coved ceiling, radiator, Worcester LPG gas fired boiler controlling domestic hot water and central heating.

Attic Room (18' 2" Max x 12' 8" Max) or (5.54m Max x 3.85m Max)

Upvc glazed window to rear, exposed beam ceiling, radiator, brick feature wall, eaves storage.

Outside

Driveway for ample parking to front.

Gravelled area to rear, with stepping stones and steps to lawned garden.

Wooden shed.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Agents Note

There is a risk between 1% and 3.3% chance of flooding from surface water and small watercourses each year, but there is no known history of flooding at the property.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on College Street turning left into Station Road. Turn right and pass the technical college proceeding into Saron. Take a left into Clos Nant Y Ci Road, where the property can be found on the left hand side.

