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Estate Agents & Auctioneers**
12 Offices Across South Wales

**19 Heol Amman
Glanamman
Ammanford
Carmarthenshire
SA18 2AW**

Price **£225,000**



- Three bedroom semi detached house
- Lounge
- Kitchen/ dining/ living room
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveways for ample parking
- Garage

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**

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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**

Heol Amman, 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, lounge, kitchen/ dining/ living room, boot room, WC, landing, bathroom and three bedrooms.

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

Broadband and Mobile phone

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

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, stairs to first floor, dado rail.

Lounge (22' 6" x 12' 9") or (6.87m x 3.89m)

Upvc glazed windows to front and rear, two radiators, textured and coved ceiling, multi fuel burner, electric fireplace, TV point, telephone points.

Kitchen / Dining / Living Room (24' 11" Max x 16' 6" Max) or (7.60m Max x 5.02m Max)

Upvc glazed patio doors to rear, upvc glazed windows to side and rear, three radiators, coved ceiling, fitted wall and base units, work surface, part tiled walls, part Respatex walls, 1 1/2 bowl stainless steel sink unit with mixer tap, cooker point with extractor fan over, breakfast bar, plumbing for automatic washing machine, plumbing for dishwasher, two wall lights, telephone point, under stair storage with four down lights.

Boot Room (5' 10" x 3' 10") or (1.77m x 1.18m)

Upvc glazed door to side, upvc glazed window to front, textured and coved ceiling, fitted wall unit, work surface.

W.C. (5' 10" x 3' 1") or (1.77m x 0.94m)

Upvc glazed window to side, radiator, textured and coved ceiling, low level WC, wash hand basin.

Landing

Textured and coved ceiling.

Heol Amman, Glanamman, Ammanford, Carmarthenshire.

Bedroom 2 (10' 4" x 9' 11") or (3.16m x 3.02m)

Upvc glazed window to side, radiator, coved ceiling.

Bathroom (10' 10" Max x 9' 10") or (3.31m Max x 2.99m)

Upvc glazed window to rear, radiator, coved ceiling, seven down lights, part tiled walls, close coupled WC, wash hand basin in unit, bath, shower cubicle, extractor fan, Silvercrest wall mounted heater, Worcester gas combi boiler controlling domestic hot water and central heating.

Bedroom 1 (13' 1" x 9' 8") or (3.99m x 2.95m)

Two upvc glazed windows to front, radiator, textured and coved ceiling.

Bedroom 3 (10' 0" x 6' 9") or (3.06m x 2.06m)

Upvc glazed window to front, radiator, textured and coved ceiling, hatch to roof space.

Outside

Parking space to front for off road parking and a gravelled area with footpath to front door. Concrete footpath to side with access to rear. Concrete parking area to rear leading to lawned area with footpath to patio area housing storage sheds and a greenhouse with mature trees and shrubs. Further decorative gravelled area with log store and footpath to double garage.

Double Garage

Two up and over doors, wooden door to side, electricity.

Agents Note

There is a right of way over the lane to the side of the property to access the parking area and the double garage.

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 towards Glanamman. Continue for a further 3 miles into the village of Glanamman taking the left hand turn into Ffordd Y Nant. Continue over the bridge bearing left and take the left hand fork. Follow along Tabernacle road where the property can be found on the left hand side among entering Heol Amman.

