



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

**19 Tabernacle Road  
Glanamman  
Ammanford  
Carmarthenshire.  
SA18 2BB**

Price **£179,950**



- Three bedroom mid terrace house
- Front room, living/dining area
- Kitchen, bathroom, Wc en-suite
- Family friendly rear garden.
- Off road parking
- Upvc glazing
- Gas fired central heating
- Viewings highly recommended



**EPC Rating: D60**

### General Description

We have the pleasure in offering for sale 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 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](mailto:surveys@ctf-uk.com).

Tel: **01269 591 884**

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

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

## Tabernacle Road, Glanamman, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale 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 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, front room, living/dining area, open plan kitchen, bathroom and three bedrooms and one with a Wc en-suite

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

### Upvc glazed door to

### Hallway

Radiator, stairs to first floor, under stair storage, hard wired smoke alarm.

### Front Room (11' 0" x 9' 10") or (3.35m x 3.00m)

Upvc glazed window to front, radiator, alcove storage.

### Living/Dining Room (15' 11" x 12' 10") or (4.84m x 3.92m)

Radiator, picture rail, TV point.

### Open plan kitchen area (15' 3" x 9' 4") or (4.66m x 2.85m)

Upvc glazed door to rear, upvc glazed window to rear, radiator, fitted base units, work surface, breakfast bar, tiled splash back, stainless steel sink unit, electric hob with extractor fan over, plumbing for washing machine, hatch to roof space, Veroka gas fired boiler controlling domestic hot water and central heating.

### Bathroom (9' 7" x 6' 5") or (2.91m x 1.95m)

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

### Landing

Hatch to roof space.

### Bedroom 3 (9' 2" x 7' 4") or (2.79m x 2.24m)

Upvc glazed window to rear, radiator.

## Tabernacle Road, Glanamman, Ammanford, Carmarthenshire.

### Bedroom 2 (12' 7" x 8' 4") or (3.84m x 2.55m)

Upvc glazed window to front, radiator.

### En Suite WC

Close coupled WC, wash hand basin, extractor fan.

### Bedroom 1 (12' 10" x 11' 2") or (3.91m x 3.41m)

Two upvc glazed windows to front, radiator.

### Garden

Gravelled driveway to front for off road parking.

Paved pathway to rear with artificial lawned seating area.

Concrete area with a pergola covered seating area and block built storage shed.

Further paved pathway with lawned are gravelled areas surround, leading to further gravelled and lawned gardens.

### Agents Notes

There is a pedestrian right of access over both neighbouring properties.

Number 17 has a right of access over the garden of the property.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B

### Directions

eave Ammanford on High Street and continue to the T junction turning left. Continue to the village of Glanamman taking a left at the square. Continue along Station Road and turn left into Tabernacle Road. Proceed along Tabernacle Road where the property can be found on the left hand side.

