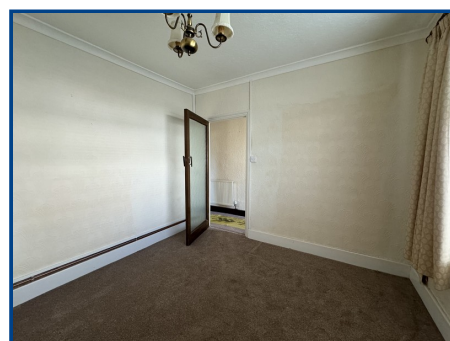


**29 Pantyffynnon Road  
Ammanford  
Carmarthenshire.  
SA18 3HH**

**Price £120,000**



- Three bedroom semi detached property
- Front room, lounge, kitchen
- Bathroom, rear porch
- Upvc glazing
- Gas fired central heating
- Rear garden



## General Description

We have pleasure in offering for sale this three bedroom semi detached property in the village of Pantyffynnon within close proximity to Ammanford town centre and its amenities including primary schools, secondary school, banking, shops, leisure centre, places of worship, surgery, bus and train station and 7 miles from junction 49 of the M4.

**EPC Rating: D59**

# Pantyffynnon Road, Ammanford, Carmarthenshire.

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The accommodation briefly comprises hallway, front room, lounge, kitchen, utility room, rear porch, bathroom, landing and three bedrooms.

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

## Upvc glazed door to

### Hallway

Radiator, textured walls and ceiling, under stair storage.

### Front Room (11' 9" x 10' 5") or (3.57m x 3.18m)

Upvc glazed window to front, radiator, textured and coved ceiling, gas fire with marble effect surround and wooden mantle.

### Lounge (11' 0" x 11' 8") or (3.35m x 3.56m)

Upvc glazed window to side, upvc glazed window to rear porch, radiator, textured and coved ceiling, fireplace with tile surround, alcove storage, stairs to first floor, smoke alarm.

### Kitchen (11' 11" x 7' 7") or (3.63m x 2.32m)

Upvc glazed door to side, radiator, textured and coved ceiling, hatch to roof space, tiled floor, fitted wall and base units, work surface, two bowl stainless steel sink unit with mixer tap, Rayburn Aga, telephone point.

### Utility Room (6' 9" x 2' 8") or (2.06m x 0.81m)

Upvc glazed window to side, tiled floor, plumbing for automatic washing machine.

### Bathroom (8' 6" Max x 8' 4") or (2.58m Max x 2.53m)

Upvc glazed window to rear, radiator, textured and coved ceiling, part tiled walls, bath, pedestal wash hand basin,

low level WC, extractor fan, cupboard housing Worcester gas fired boiler controlling domestic hot water and central heating.

### Rear Porch

Aluminium door to side, wooden windows surround.

### Landing

Textured and coved ceiling, hatch to roof space, battery smoke alarm.

### Bedroom 3 (9' 7" x 6' 7") or (2.93m x 2.01m)

Upvc glazed window to front, textured ceiling.

### Bedroom 1 (12' 10" x 6' 7") or (3.92m x 2.01m)

Upvc glazed window to front, textured ceiling.

### Bedroom 2 (12' 1" x 8' 11") or (3.69m x 2.71m)

Upvc glazed window to rear, textured and coved ceiling, radiator, storage cupboard with wooden window to rear.

### Outside

Front garden with footpath.

Side pedestrian access.

Concrete area to rear leading to a lawned rear garden.

### Broadband and Mobile phone

There is Superfast 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

Leave Ammanford on Wind Street taking a left into New Road. Continue along New Road into Pantyffynnon Road and the property can be found on the left hand side.



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### 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).