



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

**6 Jones Terrace
Glanamman
Ammanford
Carmarthenshire
SA18 2AH**

Price £189,950



- Three bedroom semi detached property
- Lounge, sitting room
- Kitchen
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Double garage for ample parking



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.

General Description

We have the pleasure in offering for sale this three bedroom semi detached property, close to local amenities including a shop, hairdresser, cafe, public house and approximately 2.5 miles from Ammanford town centre.

EPC Rating: C70

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Jones Terrace, Glanamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property, close to local amenities including a shop, hairdresser, cafe, public house and approximately 2.5 miles from Ammanford town centre with further amenities including banking, supermarkets, railway and bus connections and M4 connection at Pontabraham.

The accommodation briefly comprises hallway, lounge, kitchen, sitting room, bathroom, WC and three bedrooms.

The property has the benefit of upvc glazing, gas fired central heating, rear garden, off road parking and a double garage to rear.

Upvc glazed door to

Hallway

Wallpaper to ceiling, tiled floor, radiator, stairs to first floor, telephone point, hard wired smoke alarm.

Lounge (11' 1" x 9' 9") or (3.38m x 2.97m)

Upvc glazed window to front, wooden flooring, radiator, picture rail, brick feature wall, electric fireplace, TV point.

Kitchen (13' 5" x 11' 3") or (4.08m x 3.42m)

Wallpaper to ceiling, window to sitting room, radiator, tiled floor, picture rail, alcove storage, part tiled walls, fitted wall and base units, 1 1/2 bowl sink unit with mixer tap, cooker point, plumbing for automatic washing machine, plumbing for dishwasher, Worcester gas fired boiler controlling domestic hot water and central heating.

Sitting Room (10' 1" x 10' 1") or (3.07m x 3.07m)

Upvc glazed door to rear, upvc glazed window to rear, radiator.

Bathroom (10' 2" x 5' 1") or (3.10m x 1.54m)

Upvc glazed window to rear, six down lights, hatch to roof space, tiled walls, radiator, tiled floor, close couple Wc, pedestal wash hand basin, bath with shower attachment over, under stair storage with shelving.

Jones Terrace, Glanamman, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to rear, wallpaper to ceiling, hard wired smoke alarm, radiator, built in storage.

Bedroom 1 (12' 0" x 9' 0") or (3.67m x 2.74m)

Upvc glazed window to rear, wallpaper to ceiling, radiator, built in wardrobes.

W.C. (5' 5" x 2' 9") or (1.66m x 0.84m)

Close couple Wc, wash hand basin, storage cupboard, shelving.

Bedroom 2 (11' 11" x 8' 0") or (3.64m x 2.43m)

Upvc glazed window to front, wallpaper to ceiling, radiator, built in wardrobes.

Bedroom 3 (8' 10" x 6' 11") or (2.70m x 2.10m)

Upvc glazed window to front, wallpaper to ceiling, hatch to roof space, radiator.

Outside

Shared side pedestrian access.

Patio area to rear with brick path leading to lawned area with mature shrubs.

Block built shed, wooden shed and double garage.

Parking area in front of garage.

Double Garage

Two up and over doors to front, door to rear, electricity.

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

Leave Ammanford on High Street continue to the T junction turning left. Continue along the main road to the village of Glanamman taking a right into Jones Terrace and the property can be found on the right hand side.

