Anna Ashton
ESTATE AGENTS









92 Folland Road, Glanamman, Ammanford, SA18 2AX

Offers in the region of £139,950

- NO CHAIN!
- 3 bedrooms
- uPVC double glazing
- End terrace house
- Gas central heating
- Enclosed rear garden

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
14'6" x 3'2" (4.43 x 0.97)
with stairs to first floor, radiator, wood floor, textured and coved ceiling and window to lounge.

Lounge
12'5" x 11'10" (3.81 x 3.62)



with fireplace, alcove cupboard, radiator, textured and beamed ceiling and uPVC double glazed window to front. Opening to

Dining Area
10'11" x 12'1" (3.34 x 3.7)



with alcove cupboard, under stairs cupboard, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Kitchen
12'0" x 7'6" (3.67 x 2.31)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixers taps, plumbing for automatic washing machine, plumbing for automatic dishwasher, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window and door to side.

First floor

Landing
with hatch to roof space, radiator and textured and coved ceiling.

Bedroom 1
13'10" x 8'9" (4.23 x 2.69)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2
9'8" x 10'0" (2.96 x 3.06)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3
12'1" x 7'7" (3.7 x 2.32)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bathroom
10'7" x 6'8" (3.24 x 2.05)



with low level flush WC, pedestal wash hand basin with cupboards under, airing cupboard with radiator, panelled bath with mixer taps, shower enclosure with electric shower, part tiled walls, laminate floor, extractor fan, shaver light, radiator, textured and coved ceiling and uPVC double glazed window to front.

Outside





Side access to rear garden with steps up to tiered lawned gardens and store shed.

Council Tax
Band B

NOTE
All internal photographs are taken with a wide angle lens.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains

Sewerage: Mains
Heating: Gas
Broad Band Speed: Upload: 1800 mbps
Download: 200mbps
Mobile coverage: Vodafone: 83% EE:76%
3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

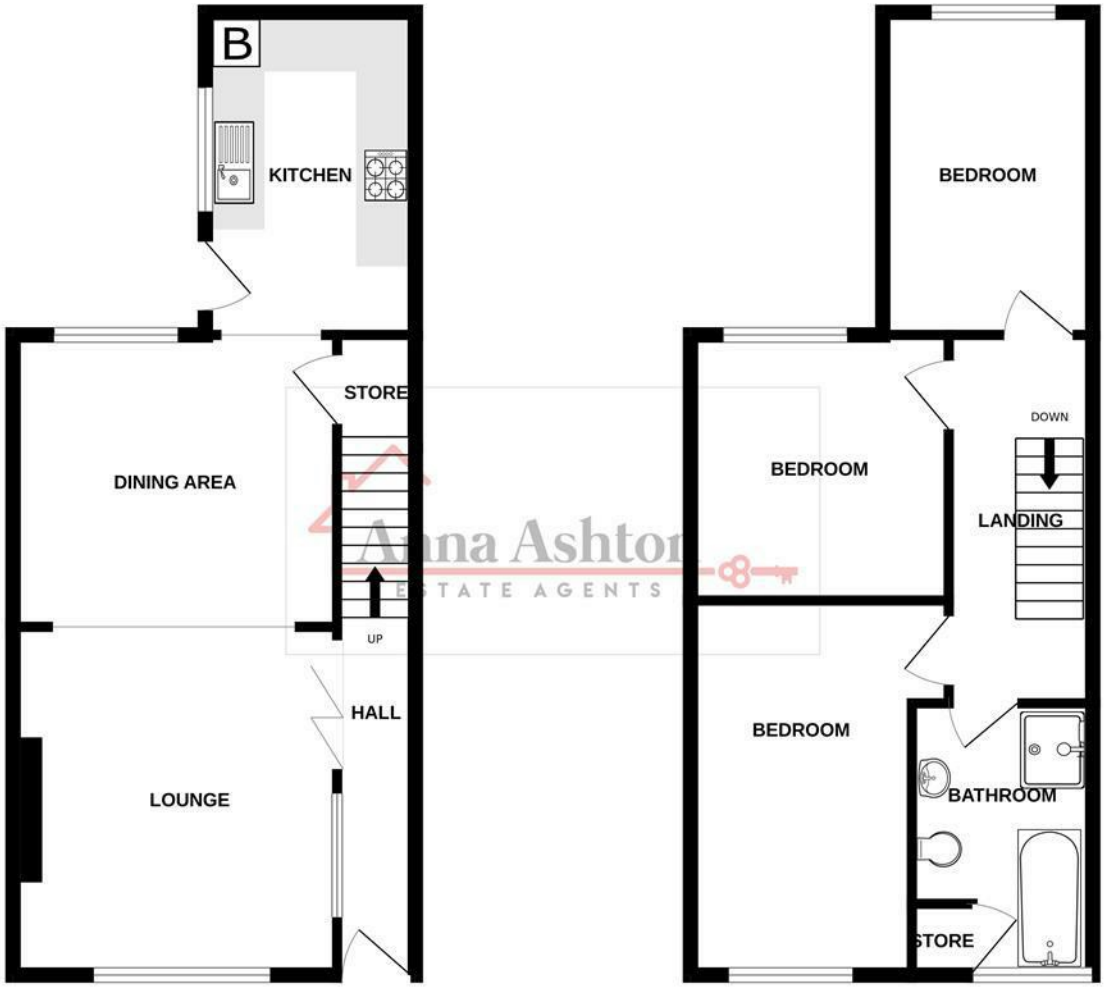
Flood Risk: Very low risk in all aspects
Rights and Easements: None
Restrictions: None

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left sign posted for the hospital. Proceed over the river bridge then turn right into Folland Road and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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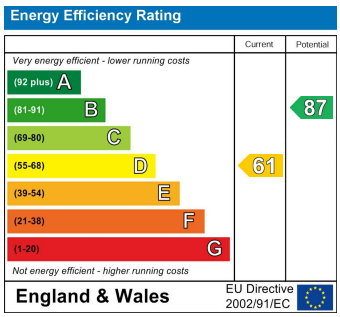

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.