



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

**34 Tirycoed Road
Glanamman
Ammanford
Carmarthenshire
SA18 2YE**

Price £149,950



- Three bedroom semi detached house
- Living/ dining room
- Kitchen, utility room
- Bathroom
- Upvc glazing
- Gas fired central heating, log burner
- Potential for off road parking
- Rear garden
- NO ONWARDS CHAIN

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.

EPC Rating: D67

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

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Tirycoed Road, 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 entrance hall, hallway, lounge/dining area, kitchen, utility room, landing, bathroom and three bedrooms.

The property has the benefit of upvc glazing, gas fired central heating, rear garden, storage shed and the potential for off road parking (curb needs to be dropped).

Upvc glazed door to

Entrance Hall

Textured ceiling.

Hallway

Radiator, laminate flooring, stairs to first floor, dado rail, battery smoke alarm.

Lounge/ dining room (22' 6" x 11' 6") or (6.87m x 3.51m)

Upvc glazed windows to front and rear, two radiators, coved ceiling, laminate flooring, multi fuel burner with wooden surround and slate hearth.

Kitchen (11' 3" x 8' 11") or (3.43m x 2.73m)

Upvc glazed window to side, radiator, coved ceiling, laminate flooring, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, gas hob with extractor fan over, under stair storage.

Utility Room (8' 11" x 7' 4") or (2.72m x 2.23m)

Upvc glazed door to side, upvc glazed window to rear, radiator, coved ceiling, laminate flooring, work surface, plumbing for automatic washing machine, IDEAL gas fired boiler controlling domestic hot water and central heating.

Landing

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

Tirycoed Road, Glanamman, Ammanford, Carmarthenshire.

Bedroom 2 (12' 8" x 9' 0") or (3.86m x 2.74m)

Upvc glazed window to rear, radiator.

Bathroom (13' 11" x 12' 0") or (4.24m x 3.66m)

Upvc glazed window to rear, radiator, towel radiator, textured ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower attachment over.

Bedroom 1 (13' 11" x 12' 0") or (4.24m x 3.66m)

Upvc glazed window to front, radiator.

Bedroom 3 (10' 9" x 7' 6") or (3.27m x 2.28m)

Upvc glazed window to front, radiator, textured ceiling.

Outside

Gravelled area to front for potential off road parking (no dropped curb)

Side pedestrian access.

Concrete area with steps to patio area and lawned area. Further lawned and gravelled area.

Storage shed.

Agents Note

We have been informed that by the vendors that the side pedestrian access is shared with number 36.

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

C

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue to the village of Glanamman turning left on the square. Continue along Station Road over the bridge and bare left. On entering Tirycoed Road the property can be found on the right hand side.

