



**92 Folland Road, Glanamman, Ammanford, SA18 2AX**

**Offers in the region of £149,950**

An end terrace house set in an elevated position with fine views to the front. The property is situated within easy travelling distance of the modern Ysgol Y Bedol school and the main villages of Glanamman and Garnant with Ammanford town centre being approximately 4 miles distant. Accommodation comprises entrance hall, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and 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

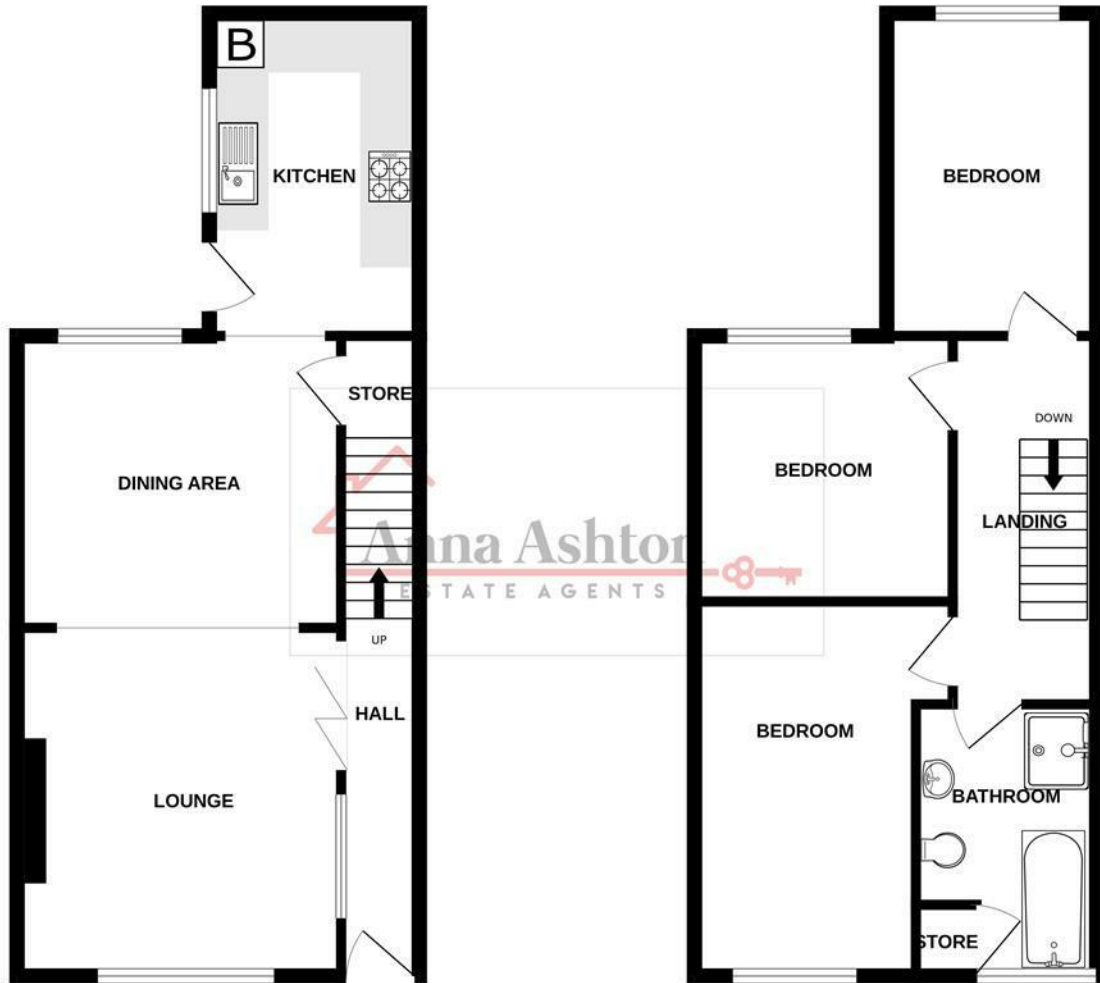
Rights and Easements: None

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.



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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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         | 87        |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 61                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

Please note:

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