



**237 Cwmamman Road
Glanamman
Ammanford
Carmarthenshire
SA18 2AN**

Price **£199,950**



- Two bedroom detached house
- Lounge, sitting/ dining room
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Landscaped rear garden
- Driveway for ample parking
- Generously sized garage
- Solar panels

General Description

We have the pleasure in offering for sale this two bedroom detached house 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.

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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.

Cwmamman Road, Glanamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this two bedroom detached house 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 49 of the M4.

The accommodation briefly comprises hallway, lounge, sitting/dining room, rear hall, kitchen, landing, bathroom and two bedrooms.

The property has the benefit of upvc glazing, gas fired central heating, rear garden, driveway for ample off road parking and a generously sized garage.

Upvc glazed door to

Hallway

Textured ceiling, stairs to first floor, battery smoke alarm.

Lounge (15' 11" x 10' 1") or (4.86m x 3.08m)

Upvc glazed window to front, radiator, textured and coved ceiling, TV point, feature wood burner display (not in working order), battery smoke alarm.

Living/Dining Room (15' 11" x 10' 2") or (4.86m x 3.11m)

Upvc glazed windows to front and rear, two radiators, textured and part coved ceiling, TV point.

Rear Hall

Laminate flooring, under stair storage.

Kitchen (13' 0" x 7' 5") or (3.96m x 2.26m)

Upvc glazed door to side, Upvc glazed windows to front and side, textured ceiling, radiator, laminate flooring, hatch to roof space, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, gas cooker point with extractor fan over, plumbing for automatic washing machine, extractor fan, IDEAL gas fired boiler controlling domestic hot water and central heating.

Landing

Upvc glazed window to rear, textured ceiling, radiator, battery smoke alarm.

Cwmamman Road, Glanamman, Ammanford, Carmarthenshire.

Bathroom (10' 4" Max x 7' 9" Max) or (3.16m Max x 2.37m Max)

Upvc glazed window to rear, textured ceiling, radiator, tiled walls, close coupled WC, pedestal wash hand basin, bath with electric shower over, extractor fan, storage cupboard housing slatted shelving.

Bedroom 2 (15' 11" x 7' 7") or (4.86m x 2.32m)

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

Bedroom 1 (16' 5" x 7' 10" Max) or (5.00m x 2.39m Max)

Two Upvc glazed windows to front, radiator.

Outside

Footpath leading to front, also allowing side access.

Ramp and footpath to rear leading to landscaped garden comprising lawned area, gravelled areas, greenhouse and mature trees and shrubs.

To the rear of the garden, there is a generously sized garage and gravelled parking area for multiple vehicles.

Stream to the side boundary.

Outside WC.

Solar panel control board.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Agents Notes

According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from rivers, but there is no known history of flooding at the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

Leave Ammanford on High Street and continue to the T-junction turning left. Continue to the village of Glanamman on where the property can be found on the right hand side.

