



House - Semi-Detached (EPC Rating: D) Freehold

# ARTHUR STREET, AMMANFORD, SA18 2DR

Offers In The Region Of

# £199,000

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Modern Bay Fronted Semi Detached 3 Bedroom House conveniently located and within level walking distance of Ammanford Town Centre offering shopping amenities, leisure facilities and good transport links. The accommodation comprises, entrance hall, lounge, kitchen/diner and utility/cloakroom on the ground floor with 3 double bedrooms and bathroom located on the first floor. Externally there is an enclosed front forecourt and garage, and to the rear of the property there is a level enclosed garden with workshop/outbuilding. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - D61. VIEWING HIGHLY RECOMMENDED

## Ground Floor

With front entrance door leading into...

### Entrance Vestibule

With radiator, coved ceiling, feature terazzo tiled floor and a feature original half stained glass and leaded door to:

### Hall

With radiator, coved ceiling, stairs to first floor and oak effect laminate flooring.

### Lounge

7.2 x 3.6 (into bay) (23'7" x 11'9" (into bay))  
With double radiator, coved ceilings, oak effect laminate flooring, feature wall with inset fireplace and bressumer beam and tiled hearth, uPVC double glazed bay windows to the front and uPVC double glazed window to rear.

### Kitchen

9.10 x 3.1 (29'10" x 10'2")  
With a range of modern base and wall units, single drainer white sink unit with mixer tap, integrated Hotpoint dishwasher, stainless steel Hotpoint five ring gas hob with stainless steel Hotpoint oven below and stainless steel Hotpoint extractor fan above, moveable island (on castors) with breakfast bar top, double radiator, part tiled walls, ceramic tiled floor, under stairs store cupboard and uPVC double glazed window and door to the side.

### Cloakroom/Utility Room

With low level WC, wash hand basin with cupboard under, part tiled walls, plumbing for automatic washing machine, extractor fan, radiator, ceramic tiled floor, Velux window, uPVC Double Glazed window to rear and gas fired boiler providing domestic hot water and central heating for the property.

## First Floor (Landing)

With radiator, coved ceiling, hatch to roof space, built in store cupboard with radiator.

### Bedroom 1

12-6 x 9.10 (39'4"-19'8" x 29'10")  
With double radiator, coved ceiling, built in store cupboard with original panelled door and uPVC Double Glazed window to the rear.

### Bedroom 2

9.10 x 9.10 (29'10" x 29'10")  
With radiator, coved ceiling, original panelled door and uPVC Double Glazed Window to rear.

### Bedroom 3

13.9 x 9.10 (45'7" x 29'10")  
With radiator, coved ceiling, original panelled door and uPVC Double Glazed Bay Window to front.

### Bathroom

8.2 x 5.3 (26'10" x 17'4")  
Coved ceiling. with a modern suite comprising low level flush WC, pedestal wash hand basin, panelled bath with centre taps, overhead shower and screen. Fully tiled floor and walls, chrome towel radiator, original panelled door and uPVC Double Glazed Window to front.

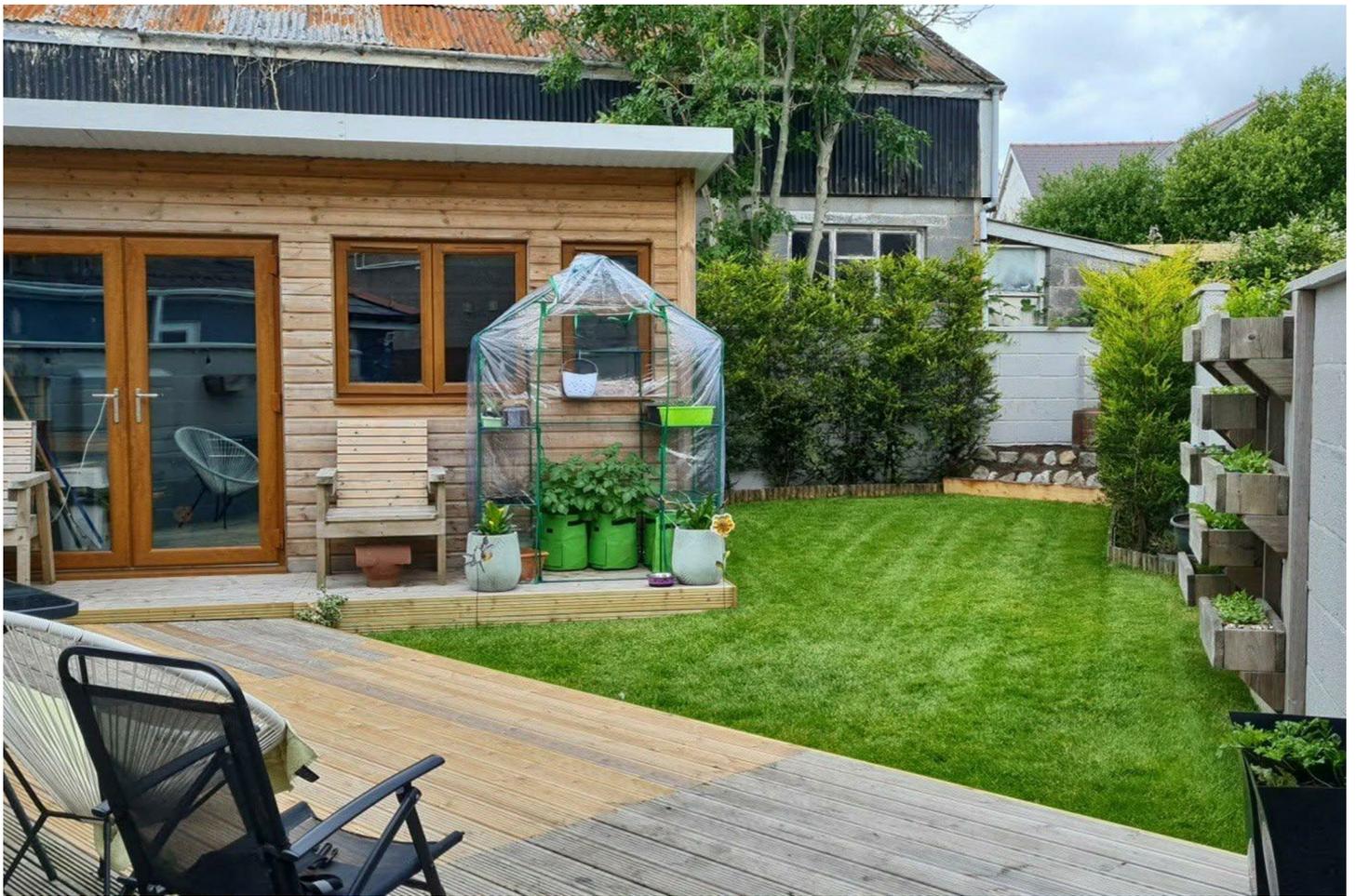
### External

Front - Forecourt with wall surround and side single garage with power, uPVC Double Glazed Window to side and door to rear.

Rear - Enclosed lawned area and decking area with outbuilding / workshop and with high level block wall surround

### Services

Main Gas, electricity water and drainage.



**Council Tax**  
Band B

**TENURE**  
Freehold

**NOTE**  
All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

**VIEWINGS**  
By appointment with the selling agents on 01269 597949 or e-mail [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

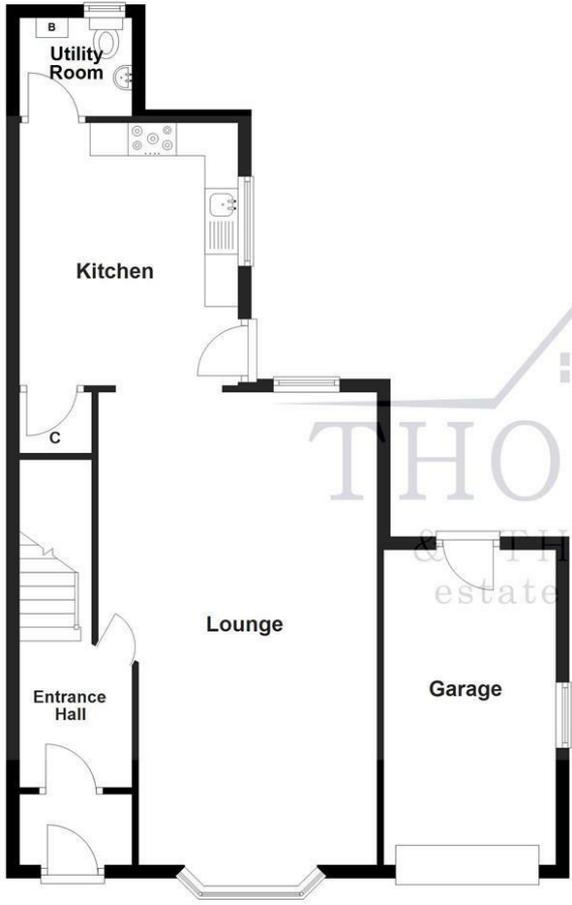
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**Directions**  
Leave Ammanford on College Street and turn fourth right into Arthur Street, and the property can be found on the left hand side and identified by our For Sale board.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

**Ground Floor**



**First Floor**

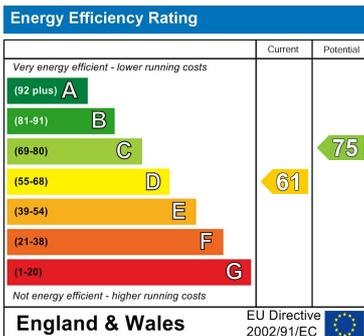


Total area: approx. 116.0 sq. metres (1248.5 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

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<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

