



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

# HEOL AMAN, GLANAMMAN, AMMANFORD, SA18 2AW

Offers In The Region Of

## £220,000

# 3 Bedroom House - Semi-Detached located in Ammanford

We have the pleasure in offering for sale this well presented 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 and approximately 7 miles from junction 45 of the M4. The accommodation briefly comprises hallway, lounge, kitchen/diner/lounge, utility room, WC on the ground floor with landing, bathroom and three bedrooms located on the first floor.

The property has the benefit of uPVC double glazing, gas fired central heating, rear garden, double garage, workshop and driveways for ample off road parking.

Freehold. Council Tax Band - B. EPC - D59

## Ground Floor

With front entrance door leading into...

## Entrance Hall

With radiator and stairs to first floor.

## Reception Room

6.87 x 3.89 (22'6" x 12'9")

With two radiators, coved and textured ceiling, multi fuel burner, electric fireplace and window to the front and rear.

## Kitchen/Diner/Lounge Area

7.60 x 5.02 (24'11" x 16'5")

With three radiators, coved ceiling, range of wall and base units, part tiled part Respatex walls, one and a half stainless steel sink unit with mixer taps, breakfast bar, 5 ring gas range hob with range cooker under and extractor fan over, plumbing for automatic washing machine and dishwasher, patio doors and window to the rear.

## Utility Room

1.77 x 1.18 (5'9" x 3'10")

With coved and textured ceiling, fitted wall units, door to the side and window to the front.

## WC

With radiator, coved and textured ceiling, low level flush WC, pedestal wash hand basin and window to the side.

## Landing

With coved and textured ceiling.

## Bedroom 1

3.99 x 2.95 (13'1" x 9'8")

With radiator, coved and textured ceiling and window to the front.

## Bedroom 2

3.16 x 3.02 (10'4" x 9'10")

With radiator, coved and textured ceiling and window to the side.

## Bedroom 3

3.06 x 2.06 (10'0" x 6'9")

With radiator, coved and textured ceiling, hatch to fully boarded roof space with ladder and window to the front.

## Bathroom

3.31 x 2.99 (10'10" x 9'9")

With radiator, coved ceiling, part tiled walls, spotlights, cupboard housing gas boiler providing domestic hot water and central heating, low level flush WC, vanity wash hand basin, panelled bath, shower cubical with LED lights, smart mirror and window to the rear.

## External

Front : With front gated forecourt leading to entrance door, off road parking to the side with access to the rear

Rear : With parking area via side gates leading to generous sized garden with lawned area, patio area, storage sheds, greenhouse, mature trees and shrubs, decorative gravelled seating area and double garage with workshop.

## Services

Mains 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 email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

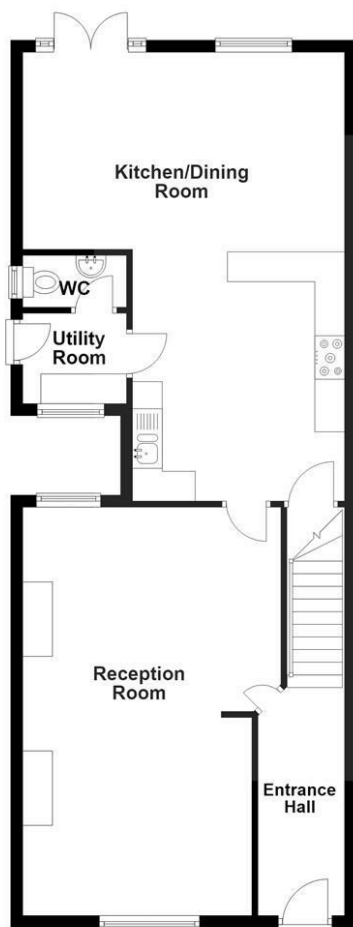
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#### **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road, continue approximately 3 miles into the village of Glanamman, turn left signposted Hospital, then second left into Tabernacle Road, Follow the road around the right hand bend into Heol Amman and the property can be found on the left hand side.



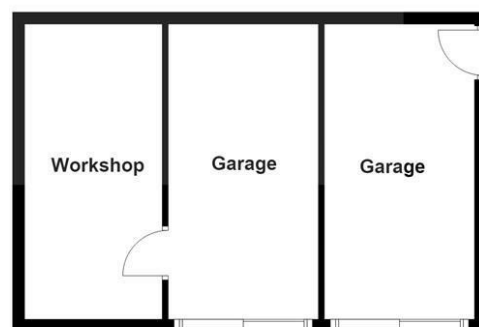
### Ground Floor



### First Floor



### Second Floor

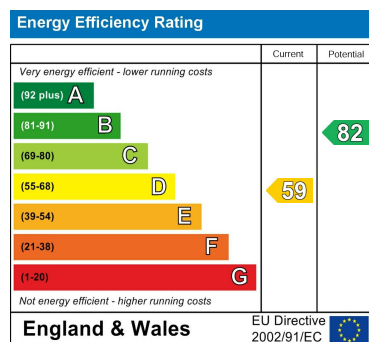


Total area: approx. 164.6 sq. metres (1771.9 sq. feet)

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.