



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

**HEOL AMAN, GLANAMMAN, AMMANFORD,
SA18 2AW**

£147,000

THOMAS
& THOMAS
estate agents



3 Bedroom House - Semi-Detached located in Ammanford

We are pleased to offer For Sale this Semi Detached House 3 Bedroom Property located within the village of Glanamman offering local amenities of mini supermarket, pharmacy, chip shop, petrol station and post office with further amenities for shopping, leisure and schools approximately 2 miles away in Ammanford Town . The accommodation comprises, lounge, dining room, kitchen/breakfast room and bathroom located on the ground floor with 3 bedrooms on the first floor. Externally there is a large rear garden laid mainly to lawn with pedestrian access to the front. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band- B. Freehold. EPC- D-65. NO ONWARD CHAIN.

Ground Floor

With front entrance porch leading into...

Entrance Hall

With radiator, original tiled flooring, stair case to the first floor.

Lounge

3.71m x 3.66m (12'2" x 12'0")

With radiator, uPVC glazed window to the rear, picture rail and Feature fire place.

Dining Room

3.68 x 2.95 (12'0" x 9'8")

With radiator, uPVC glazed window to the front.

Kitchen/Breakfast Room

4.23 x 2.83 (13'10" x 9'3")

With radiator, range of wall and base units, single bowl stainless steel sink, space for free standing cooker with extractor fan above, breakfast bar, plumbing for automatic washing machine, uPVC glazed window to the side and Double glazed door to the side.

Bathroom

With radiator, modern three piece suite comprising panelled bath with shower over, low level flush W.C, pedestal wash hand basin, Airing cupboard housing wall mounted gas boiler providing domestic hot water and central heating, frosted uPVC glazed window to the rear.

First Floor

Bedroom 1

3.87 x 2.98 (12'8" x 9'9")

With Radiator, uPVC glazed window to the front, Feature cast iron fireplace.

Bedroom 2

3.04 x 3.29 (9'11" x 10'9")

With radiator, uPVC glazed window to the rear, Feature cast iron fireplace.

Bedroom 3

2.92 x 2.07 (9'6" x 6'9")

With radiator, uPVC glazed window to the front.

External

Front :Forecourt to the front with side pedestrian access leading to the rear.

Rear : Large rear garden laid mainly to lawn and patio with rear parking for several vehicles via rear lane.

Council Tax

Band- B.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold.

Viewings

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

NOTE

All photographs have been taken using a wide angle lens.

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



Social Media

Follow us on Facebook: Thomas & Thomas Estate Agents

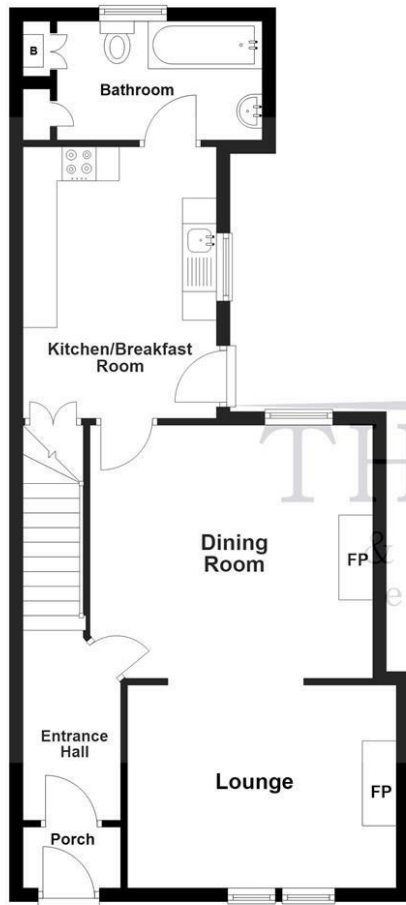
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Directions

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

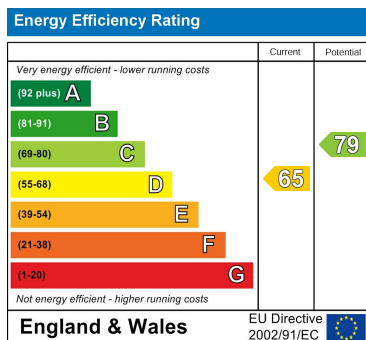


Total area: approx. 89.2 sq. metres (960.3 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

<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.

