





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

FLORENCE ROAD, AMMANFORD, SA18 2DN

Reduced To

£175,000

THOMAS & THOMAS estate agents

4 2 2 E

4 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Spacious Bay Fronted Semi Detached House on the outskirts of Ammanford Town Centre with all it's amenities for shopping, leisure, schools and good transport links with the M4 Motorway just over 6 miles away at Junction 49 offering easy access to Swansea, Llanelli and Carmarthen. The accommodation comprises, Entrance Porch, Hallway, 2 Reception rooms, Kitchen/Diner, Utility room and Bathroom located on the ground floor with 4 Bedrooms (3 double) and Shower room. Externally there is a gated front forecourt, level rear garden offering off road parking. The property benefits from gas central heating and uPVC Double Glazing.

Freehold. Council Tax Band - C. EPC- E43. NO ONWARD CHAIN

Ground Floor
With front entrance door leading into...

Entrance Vestibule
With door leading into...

Entrance hall
With radiator, textured and coved ceiling, and stairs to first floor with oak staircase and balustrades.

Lounge
4.1 x 3.9 (into bay) (13'5" x 12'9" (into bay))
With radiator, textured and coved ceiling, feature fireplace, laminate flooring and bay window to the front of the property.

Sitting Room
3.5 x 3.1 (11'5" x 10'2")
With radiator, textured and coved ceiling, laminate flooring and window to the rear of the property.

Kitchen/Diner
4.5 x 2.8 (14'9" x 9'2")
With a range of base and wall units, stainless steel sink unit with mixer taps, electric hob with overhead extractor and electric oven below, radiator, textured and coved ceiling, Respatex walls, laminate flooring, window and door to the side of the property.

Utility Room
2.3 x 2.8 (7'6" x 9'2")
With a range of base units, plumbing for automatic washing machine, side window and door and inner hallway with wall mounted gas boiler providing domestic hot water and central heating and leading into...

Bathroom
2.4 x 2.2 (7'10" x 7'2")
With low level flush WC, pedestal wash hand basin, "P" shaped bath with overhead shower, glass screen, radiator, textured ceiling, Respatex walls, laminate flooring and window to the side of the property.

First Floor

Landing Area
With hatch to roof space.

Bedroom 1
4.3 x 3.1 (14'1" x 10'2")
With radiator, textured and coved ceiling and bay window to the front of the property.

Bedroom 2
3.3 x 3.1 (10'9" x 10'2")
With radiator, textured and coved ceiling, feature fireplace and window to the rear of the property.

Bedroom 3
3.1 x 2.7 (10'2" x 8'10")
With radiator, textured and coved ceiling and window to the side of the property.

Bedroom 4
2.5 x 1.8 (8'2" x 5'10")
With radiator, textured and coved ceiling and window to the front of the property.

Shower Room
1.4 x 1.8 (4'7" x 5'10")
With low level flush WC, pedestal wash hand basin, corner shower cubicle, heated towel rail, Respatex walls, laminate flooring and window to the side of the property.

External
Front: With front gated forecourt leading to entrance door.

Rear: With level enclosed rear garden offering gated access to off road parking area.



Services
Mains gas, electricity, water and drainage.

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.

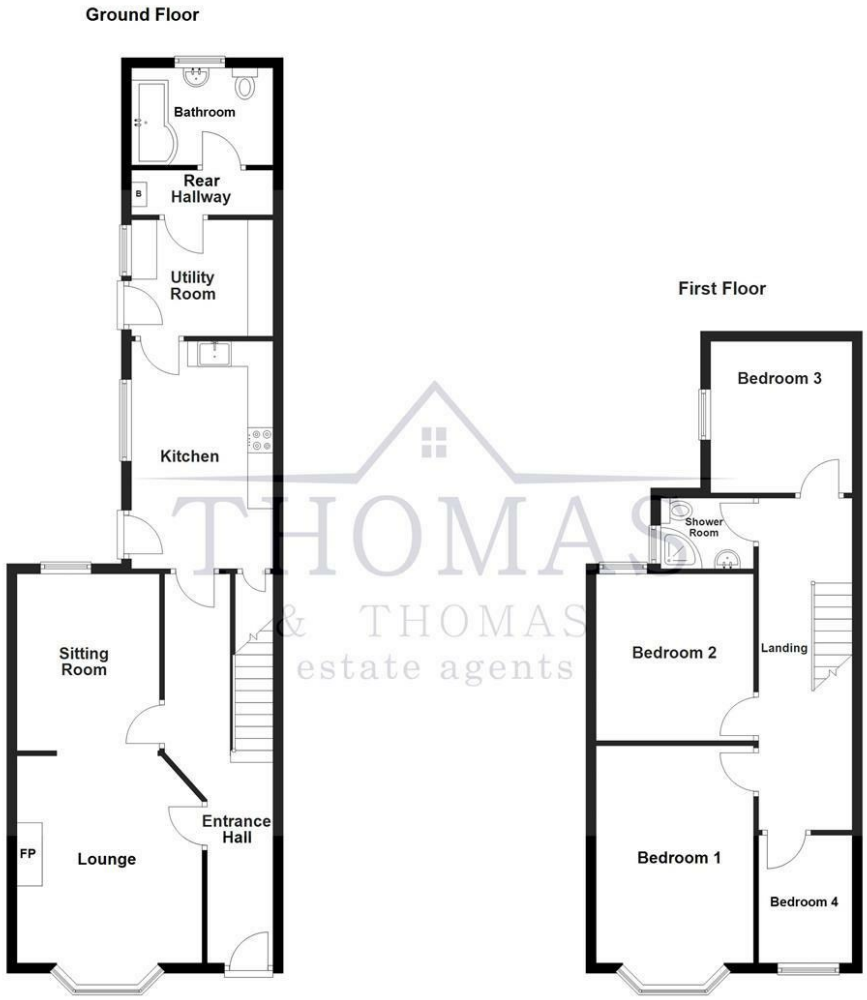
VIEWINGS
By appointment with the selling agents on 01269 597949 or e-mail ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions
Leave Ammanford along College Street, after approximately half a mile, just before Beynon's Garage, turn left onto Florence Road and the property can be located on the left hand side and identified by our For Sale Board.





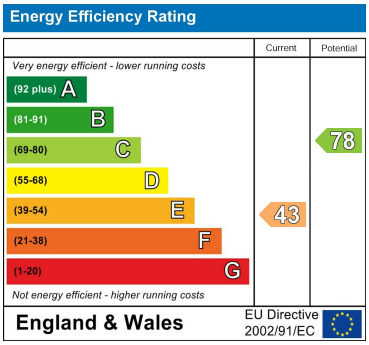


Total area: approx. 121.6 sq. metres (1309.3 sq. feet)

Council Tax Band

C

Energy Performance Graph



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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.