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ESTATE AGENTS









# 245 Cwmamman Road, Glanamman, Ammanford, SA18 2AN

## Offers in the region of £220,000

- Character detached house in slightly elevated position
- 3 double bedrooms & 3 reception rooms
- Gas central heating
- uPVC double glazing
- Off road parking for 3 cars
- Front side and rear gardens
- In need of some updating

## Location

The property is conveniently located on the edge of the village of Glanamman close to limited local amenities including shops, children's play parks and riverside walk. Within approximately 2 miles of Ammanford town centre with its wider range of shopping and transport facilities and a mile from the next village of Garnant with a modern Primary School and golf course.

## Ground Floor

Covered entrance porch with wrought iron gate and part Victorian tiled walls. Hardwood entrance door with stained and leaded glass leading to

## Entrance Hall





with stairs to first floor, Victorian tiled floor, coating hooks, radiator and textured ceiling.

## WC

5'6" x 2'8" (1.68 x 0.83)



with low level flush WC and vanity wash hand basin, textured ceiling, extractor fan and tiled floor.

## Lounge

10'2" x 12'4" minimum (3.1 x 3.77 minimum)

with fireplace, two alcoves with shelving, radiator, textured ceiling and uPVC double glazed bay window to front.

## Sitting Room

13'4" x 10'3" minimum (4.07 x 3.13 minimum)



with fireplace, oak veneer floor, two alcoves with shelving, radiator and uPVC double glazed French door to rear.

## Dining Room

12'11" x 10'9" (3.94 x 3.29)



with gas fire in feature surround, quarry tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

## Kitchen
6'3" x 17'10" (1.91 x 5.45)



with range of fitted base and wall units, stainless steel sink unit with mixer taps, 4 ring gas hob with extractor over, built in eye level oven, part tiled walls, tiled floor, textured ceiling, hatch to roof space, uPVC double glazed window to rear and uPVC double glazed door to rear.

## First Floor

## Landing
with textured ceiling.

## Bedroom 1
13'9" x 10'3" minimum (4.21 x 3.13 minimum)



with radiator and uPVC double glazed bay window to front.

## Shower Room
10'6" x 6'2" (3.22 x 1.88)



with level access shower, low level flush WC, vanity wash hand basin with cupboards under, radiator, part tiled walls, textured and coved ceiling, extractor fan, hatch to roof space and uPVC double glazed window to front.

## Bedroom 2
10'2" x 10'3" (3.12 x 3.14)



with radiator, textured ceiling and uPVC double glazed window to rear.

## Bedroom 3
12'7" max x 11'2" (3.84 max x 3.41)



with fitted wardrobes, airing cupboard (with slatted shelving, radiator and wall mounted gas boiler providing hot water and central heating), radiator and uPVC double glazed window to side.

## Outside





Gardens to front, side and rear laid mainly to lawn. small paved patio area and glass house. Vehicular access over a shared drive to off road parking for 3 cars.

## Council Tax
Band D.

## Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Broad Band Speed: Ultrafast available with download speed of 1800mps and upload speed of 220 mbps.
Mobile coverage: 3 - 83% Vodafone - 80%. EE - 76%. O2 - 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low
Rights and Easements:
Restrictions:

## Directions
Leave Ammanford on High Street and travel to the junction then turn left onto Pontamman Road. Travel for approximately 2 miles into Glanamman and the property can be found on the right hand side.

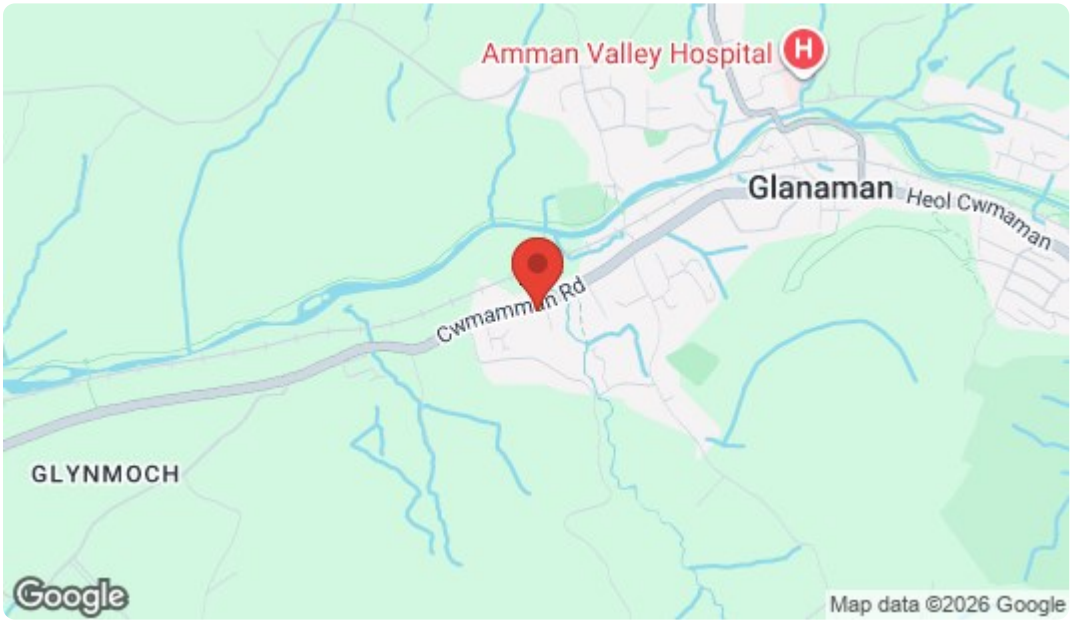
## NOTE
All internal photographs are taken with a wide angle lens.

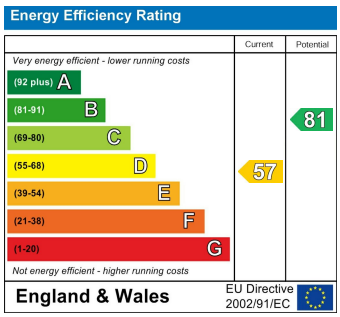
GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.