

Tirycoed Road, Ammanford, SA18 2YE

£129,950

Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

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Situated in the popular village of Glanamman, this three-bedroom end-of-terrace property offers an excellent opportunity for first-time buyers and investors alike. The accommodation comprises a spacious lounge, kitchen, ground-floor bathroom and three generously sized double bedrooms. The property also benefits from gas-fired central heating and double glazing throughout. Externally, there is the added convenience of off-road parking to the front, whilst to the rear is an enclosed garden.

Glanamman is a popular village offering a range of local amenities and excellent leisure opportunities, including scenic riverside walks, cycle paths, recreational grounds and children's play areas. The neighbouring village also benefits from a modern primary school and an 18-hole golf course, whilst the nearby town of Ammanford provides a wider range of shopping facilities and everyday amenities.







Accommodation:

Entrance Hall

Door to:

Lounge Diner
6.91m x 5.49m (22'8" x 18'0")

Double-glazed window to the front & rear, log burner set in fireplace with part exposed stone wall, two radiators, stairs to first floor.













Kitchen
3.58m x 2.82m (11'9" x 9'3")

Double-glazed window & glass-panelled door to side, radiator, fitted with a range of wall & base units, plumbing for washing machine, sink & draining board unit, built-in electric oven, gas hob, extractor fan over.

Bathroom
2.82m x 1.88m (9'3" x 6'2")

Double glazed window to rear & side, heated towel rail, suite comprising corner bath with shower over, WC, wash hand basin in vanity unit, tiled floor.

First Floor Landing

Wall-mounted gas boiler providing domestic

Bedroom One
4.01m x 3m (13'2"/12'5" x 9'10")

Double-glazed window to side, radiator.

Bedroom Two
3.63m x 3.2m (11'11" x 10'6")

Double-glazed window to front, radiator, walk-in-wardroe.

Bedroom Three
3.12m x 2.36m (10'3" x 7'9")

Double-glazed window to rear, radiator, built-in wardrobe.

Externally

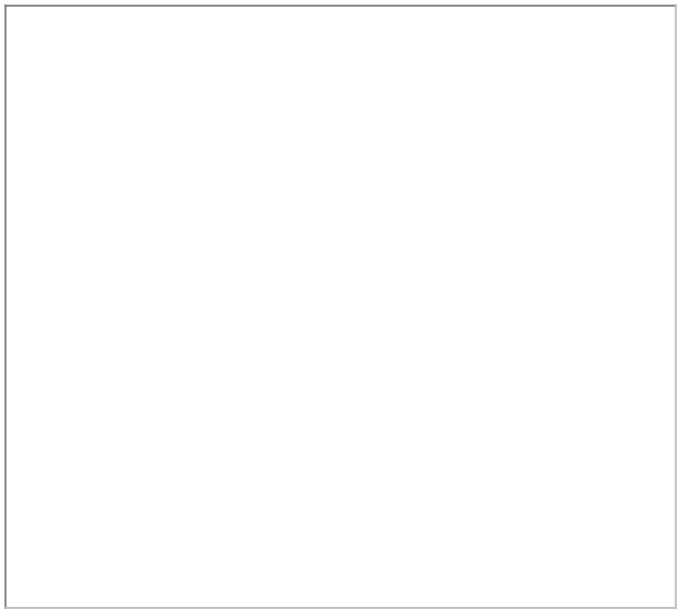
Hardstanding to the front providing off-road parking, side pedestrian access to an enclosed rear garden

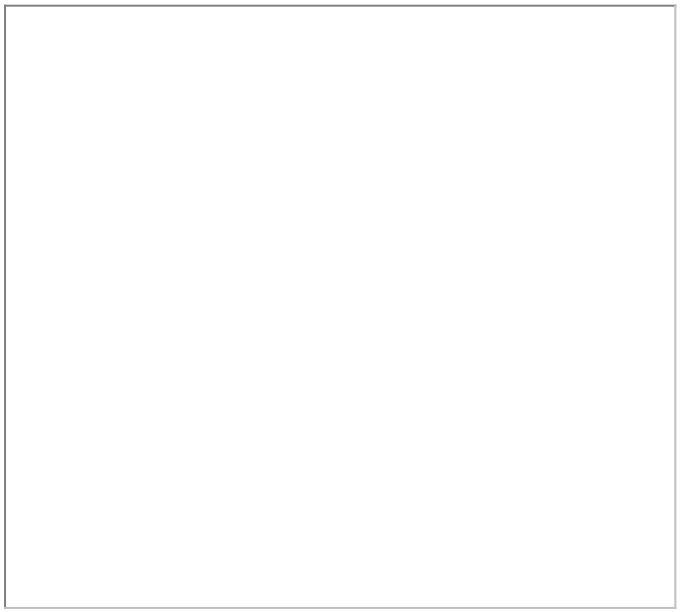
Services

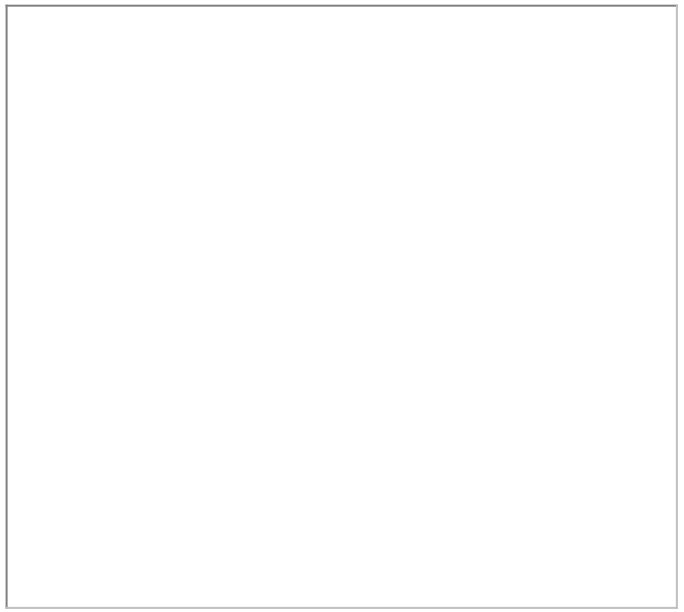
We are advised that mains services are connected.

Tenure

Freehold





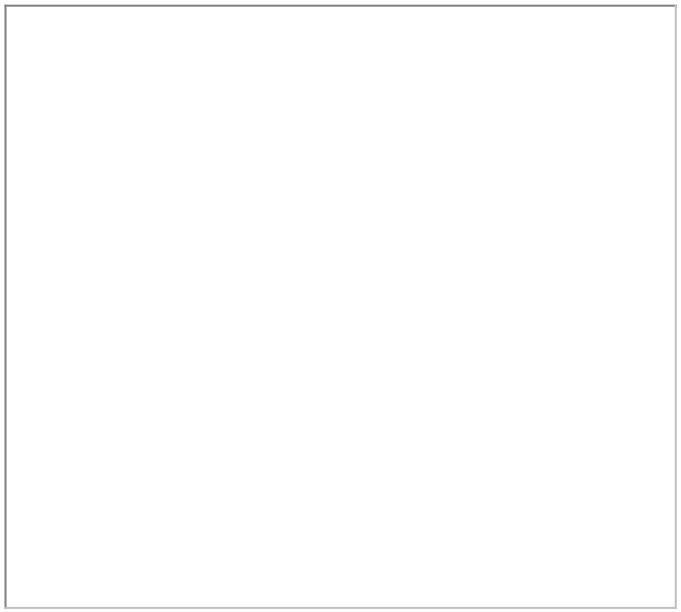


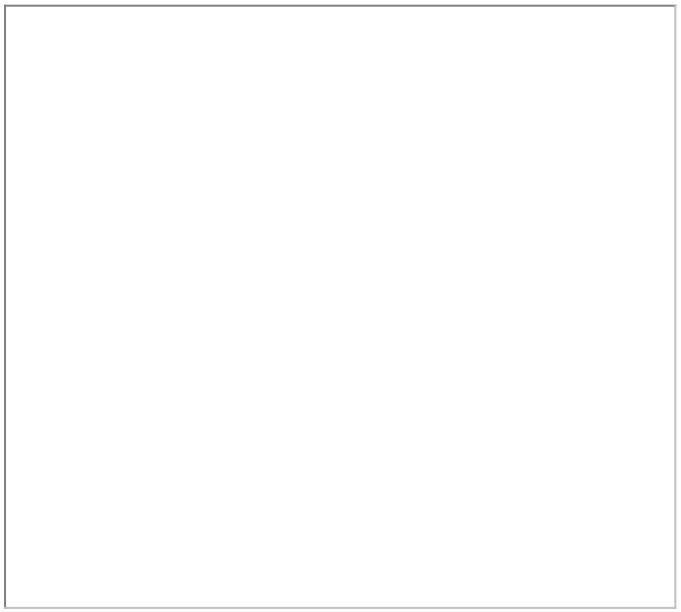
Broadband/Mobile Phone Coverage

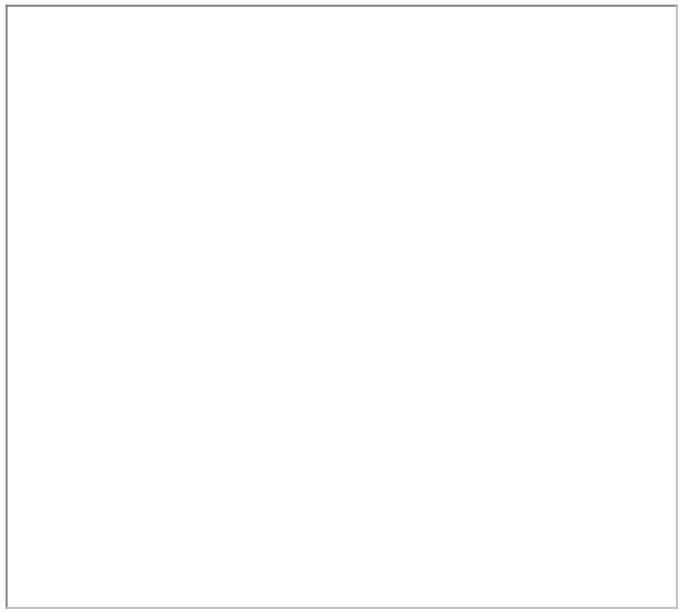
We are advised that super-fast broadband and mobile phone coverage are available in this area.

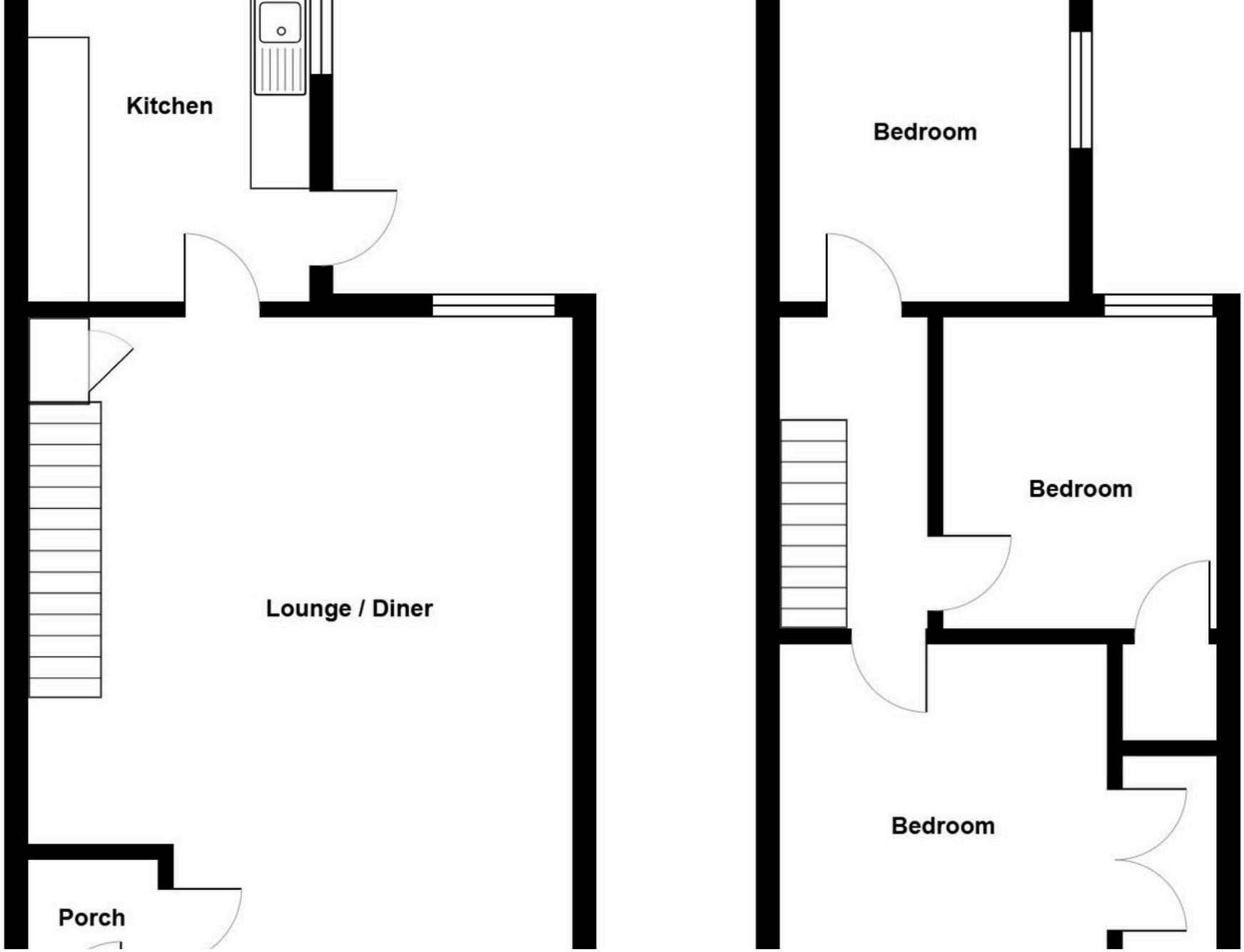
Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.









Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128

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