



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

# COLLEGE STREET, AMMANFORD, SA18 2BR

Offers In The Region Of

## £249,000

# 5 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Spacious Double Fronted Semi Detached House located within a level walking distance of Ammanford Town Centre with all amenities for shopping, leisure, schools and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises, entrance hall, lounge, dining room, sitting room, kitchen and cloakroom located on the ground floor with 5 bedrooms and family bathroom on the first floor. Externally there is a south facing garden, mainly laid to lawn with shrubs and flowerbeds, large garage with car port and rear vehicle access. The property benefits from uPVC double glazing, gas central heating and Solar Panels which benefit from full Feed in Tariff which has a further 12 years to run and which will be transferred to new owner.

Council Tax Band - D. Freehold. EPC - C73. NO ONWARD CHAIN.

## Ground Floor

With front entrance door leading into..

### Entrance Hall

With radiator, stairs to first floor and under stairs storage area.

### Lounge

7.2 x 4.0 (excl bay window) (23'7" x 13'1" (excl bay window))

With radiator, coved ceiling, fireplace, window to the front of the property and French Doors leading to the rear of the property.

### Dining Room

3.7 x 3.4 (12'1" x 11'1")

With radiator wooden flooring, window to the rear of the property and door leading into sitting room.

### Sitting Room

3.9 x 3.4 (12'9" x 11'1")

With radiator, fireplace and window to the front of the property.

### Kitchen

3.4 x 3.2 (11'1" x 10'5")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, gas hob with extractor above, eye-level electric double oven, plumbing for automatic washing machine, radiator, textured ceiling, part tiled walls, tiled floor and window to the rear of the property.

### Cloakroom

With low level flush WC and pedestal wash hand basin.

## First Floor

### Landing Area

With radiator and hatch to roof space.

### Bedroom 1

3.8 x 3.4 (12'5" x 11'1")

With radiator, cupboard housing gas boiler providing domestic hot water and central heating and window to the rear of the property.

### Bedroom 2

3.6 x 3.4 (11'9" x 11'1")

With radiator and window to the front of the property.

### Bedroom 3

3.8 x 3.0 (12'5" x 9'10")

With radiator and window to the rear of the property.

### Bedroom 4

3.4 x 3.0 (11'1" x 9'10")

With radiator and window to the front of the property,

### Bedroom 5

2.6 x 1.8 (8'6" x 5'10")

With radiator and window to the front of the property.

### Family Bathroom

2.3 x 3.2 (7'6" x 10'5")

With low level flush WC, vanity wash hand basin, panelled bath, shower cubicle, extractor fan, access to rear storage area and window to the side of the property.

### External

Front: With front forecourt area leading to front entrance door and side pedestrian access.

Rear: Large rear garden mainly laid to lawn with well stocked flower beds, mature shrubs and a patio area. The garden also features pear and apple trees, a greenhouse and a detached garage (6.6m x 4.2m) with an electric door. A car port (6.6m x 4.0m) is accessed via a rear lane.

### Services

Mains gas, electricity, water and drainage.





**Council Tax**  
- Band D

**TENURE**  
Freehold

**NOTE**  
All photographs have been taken using a wide angle lens.

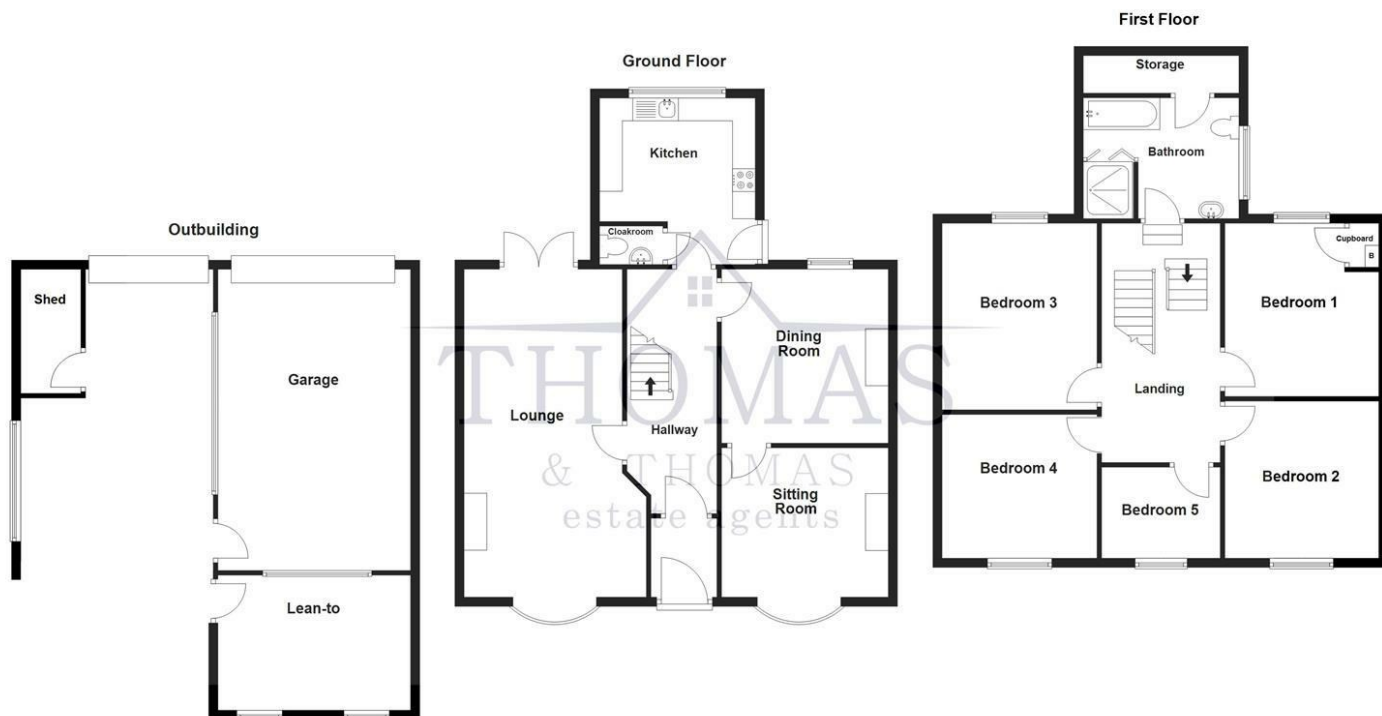
Any appliances and services listed on these details have not been tested.

**VIEWINGS**  
By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

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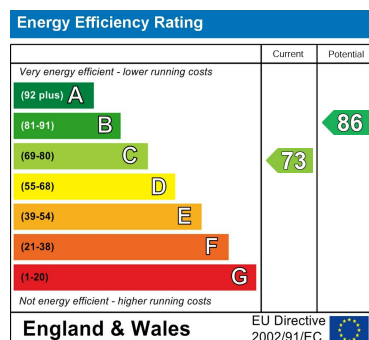
THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB



Council Tax Band

**D**

Energy Performance Graph



Call us on

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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.

