



House - Mid Terrace (EPC Rating: C) Freehold

**CWMAMMAN ROAD, GLANAMMAN,  
AMMANFORD, SA18 1DQ**

Offers In The Region Of

**£122,500**

# 4 Bedroom House - Mid Terrace located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Mid Terrace 4 Bedroom House located within the small village of Glanamman offering local amenities with further shopping, leisure, schools and good transport links approximately 3 miles away in Ammanford Town Centre. The accommodation comprises, entrance hall, two reception rooms, kitchen, utility room and bathroom on the ground floor with 4 bedrooms located on the first floor. Externally there is a front forecourt, rear yard with steps to rear garden. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band - B. Freehold. EPC E69. Ideal Buy To Let or First Time Buyers.

## Ground Floor

With front entrance door leading into...

### Entrance Hall

With radiator, stairs to first floor and laminate flooring.

### Lounge

2.6 x 3.7 (8'6" x 12'1")

With radiator, fireplace, double doors opening into dining room and window to the front of the property.

### Dining Room

4.2 x 3.7 (13'9" x 12'1")

With radiator, fireplace, laminate flooring and window to the rear of the property.

### Kitchen

3.6 x 2.6 (11'9" x 8'6")

With a range of base and wall units, stainless steel sink unit with mixer taps, electric cooker point, gas point, plumbing for dishwasher, radiator, part tiled walls, tiled floor, window and door to the side of the property.

### Utility Room

1.4 x 1.1 (4'7" x 3'7")

With wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, radiator and window to the rear of the property.

### Bathroom

1.9 x 2.9 (6'2" x 9'6")

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower and glass screen, extractor fan, radiator, part tiled walls, tiled floor and window to the rear of the property.

## First Floor

## Landing Area

With storage cupboard and hatch to roof space.

### Bedroom 1

3.6 x 2.6 (11'9" x 8'6")

With radiator, laminate flooring and window to the side of the property.

### Bedroom 2

4.0 x 2.6 (13'1" x 8'6")

With radiator and window to the front of the property.

### Bedroom 3

3.0 x 2.8 (9'10" x 9'2")

With radiator and window to the rear of the property.

### Bedroom 4

3.0 x 2.2 (9'10" x 7'2")

With radiator and window to the front of the property.

## External

Front: With front forecourt leading to front entrance door.

Rear: With small rear yard and steps leading to long rear garden mainly laid to lawn.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

- Band B

## TENURE

Freehold

## NOTE

All photographs have been taken using a wide angle lens.



### **VIEWINGS**

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

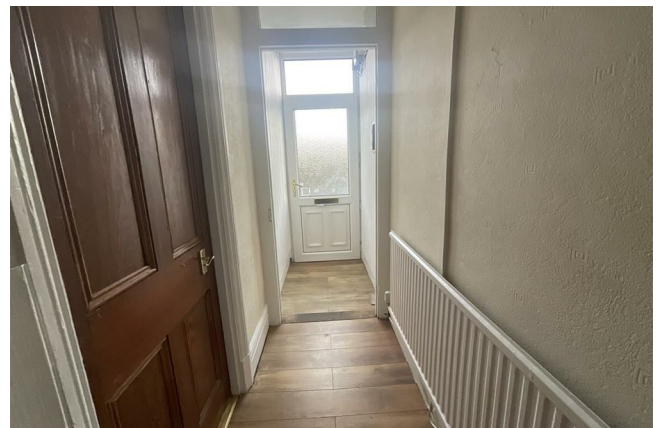
### **SOCIAL MEDIA**

Follow us on Facebook: Thomas & Thomas Estate Agents

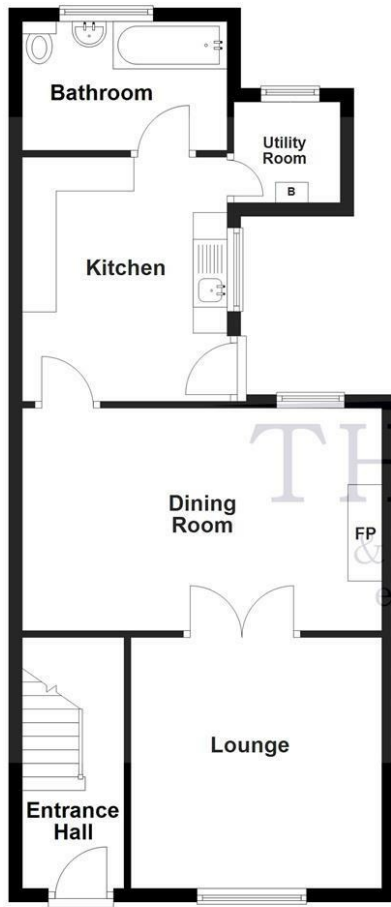
Follow us on Instagram and X: ThomasThomas\_EA

### **Directions**

Leave Ammanford along High Street, at the junction turn left onto Pontamman Road, continue into the village of Glanamman, (just passed the petrol garage on the left hand side), the property can be located on the right hand side and identified by our For Sale Board.



### Ground Floor



### First Floor

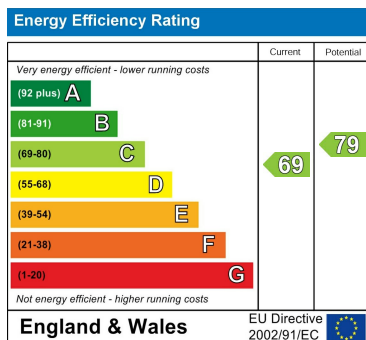


Total area: approx. 101.6 sq. metres (1093.7 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto: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.

