



**7 Tirycloed Road, Glanamman, Ammanford, SA18 2YE**

**Offers in the region of £165,000**

- Semi Detached house
- 2 bedrooms
- 2 reception rooms
- Off road parking
- Large rear garden (approx 0.15 acre)
- In need of Modernisation
- Attic room
- Gas central heating
- Garage

## Ground floor

uPVC double glazed entrance door leading to

### Entrance Hall

with stairs to first floor, radiator, coved ceiling, coat hooks and under the stairs cupboard

### Lounge

11'7" x 13'6" (3.54 x 4.14)



with feature fireplace, radiator, coved ceiling and uPVC double glazed bay window to front. Folding doors leading to

### Sitting Room

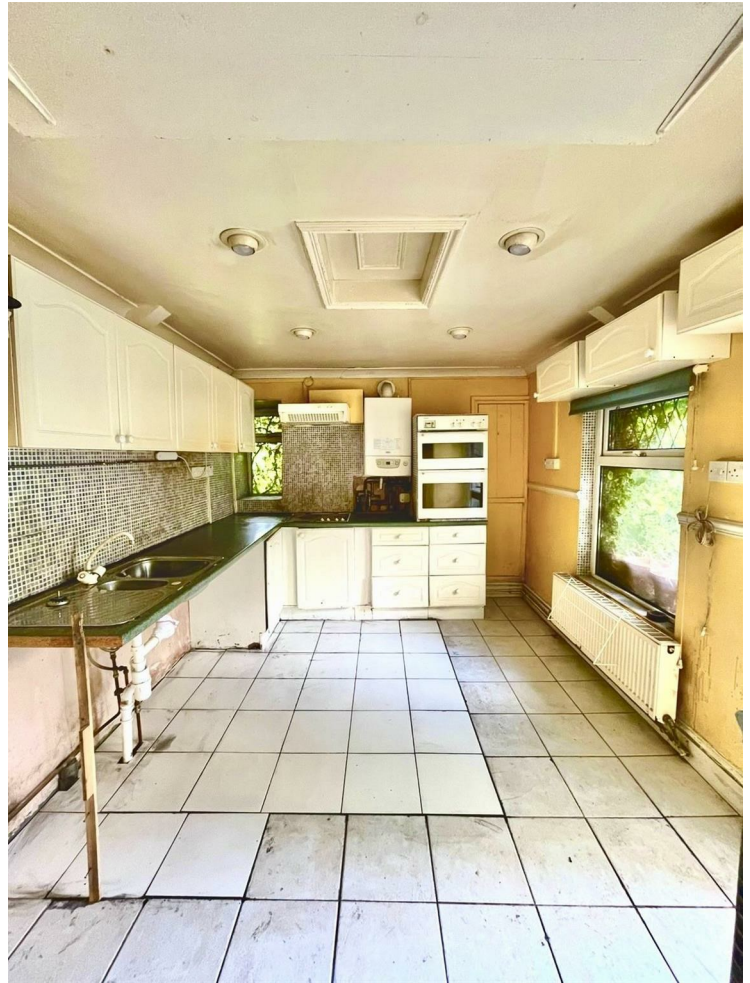
10'8" x 12'9" (3.26 x 3.91 )



with feature fireplace, radiator, coved ceiling and uPVC double glazed window to rear.

## Kitchen

11'9" x 9'7" (3.60 x 2.93 )



with base and wall units, wall mounted boiler, stainless steel one and a half bowl sink with mixer taps, extractor fan, part tiled walls, tiled floor, coved ceiling, uPVC double glazed window to rear and side.

## First Floor

### Landing

with uPVC double glazed window to rear, radiator and under the stairs cupboard

### Bedroom 1

10'5" x 11'9" (3.18 x 3.59 )



with radiator, built in wardrobe, coved ceiling and uPVC double glazed window to rear

### Bedroom 2

11'10" x 9'11" (3.62 x 3.03 )



with radiator, coved ceiling and uPVC double glazed window to front

### Bathroom

10'9" x 7'10" (3.28 x 2.41)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mixer taps, electric shower, part tiled walls, radiator, coved ceiling and uPVC double glazed window to front

### Second Floor

stairs to attic room, velux window and built in cupboards

### Attic Room



with two velux windows, pedestal wash hand basin and radiator

## Outside



Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left signposted to the hospital. Follow the road round the bend into Tirycloed Road and the property can be found on the left hand side, identified by our For Sale board.

with paved area to front, off road parking to side, side garage, steps leading down to large rear garden (approx 0.15 acre) with shed/workshop with power and light connected, further steps down leading to basement room.

## Material Information

### UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed:Download- 180 Mbps,

Upload- 220Mbps

Mobile coverage: Vodafone- 80%, Three 77%, EE 74%, O2- 62%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding form rivers- very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

## Council Tax

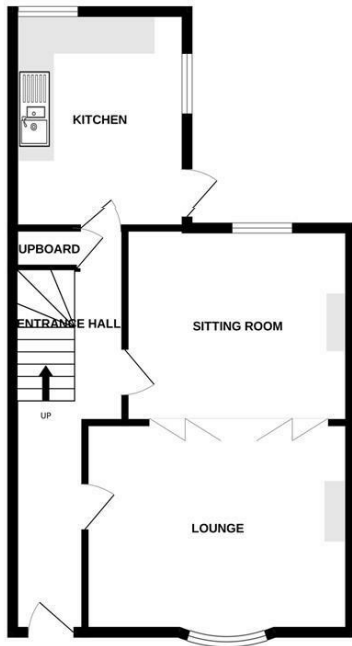
Band C

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

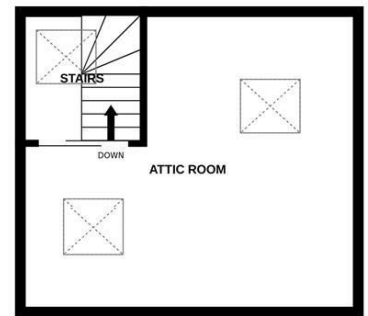
GROUND FLOOR



1ST FLOOR



2ND 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.