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

# HEOL AMAN, GLANAMMAN, AMMANFORD, SA18 2AW

## Offers In The Region Of

# £220,000

THOMAS & THOMAS estate agents

3 2 2 D

# 3 Bedroom House - Semi-Detached located in Ammanford

We have the pleasure in offering for sale this well presented three bedroom semi detached property located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre offering further amenities including primary schools, secondary school, leisure centre and good transport links, with the M4 Motorway at
Junction 49 a short distance away. The accommodation briefly comprises, hallway, lounge, open plan kitchen/diner/lounge, utility room and cloakroom on the ground floor with a bathroom and three bedrooms located on the first floor.
The property has the benefit of uPVC double glazing, gas fired central heating. Externally there is a rear garden, double garage, workshop and driveway with ample off road parking.

Freehold. Council Tax Band - B. EPC - D59. Ideal Family Home

**Ground Floor**
With front entrance door leading into...

**Entrance Hall**
With radiator and stairs to first floor.

**Open Plan Lounge**
6.87 x 3.89 (22'6" x 12'9")
With two radiators, coved and textured ceiling, multi fuel burner, additional fireplace with inset electric fire and windows to the front and rear.

**Kitchen/Diner/Lounge Area**
7.60 x 5.02 (24'11" x 16'5")
With a range of base and wall units, part tiled & part Respatex walls, one and a half bowl stainless steel sink unit with mixer taps, breakfast bar, Range Cooker with five ring gas hob, extractor fan above, plumbing for automatic washing machine and dishwasher, French Doors and window leading to the rear of the property.

**Utility Room**
1.77 x 1.18 (5'9" x 3'10")
With fitted wall units, coved and textured ceiling, door to the side and window to the front.

**Cloakroom**
With low level flush WC, pedestal wash hand basin, radiator, coved and textured ceiling, and window to the side.

**Landing**
With coved and textured ceiling.

**Bedroom 1**
3.99 x 2.95 (13'1" x 9'8")
With radiator, coved and textured ceiling and window to the front.

**Bedroom 2**
3.16 x 3.02 (10'4" x 9'10")
With radiator, coved and textured ceiling and window to the side.

**Bedroom 3**
3.06 x 2.06 (10'0" x 6'9")
With radiator, coved and textured ceiling, hatch to fully boarded roof space with pull down ladder and window to the front.

**Bathroom**
3.31 x 2.99 (10'10" x 9'9")
With low level flush WC, vanity wash hand basin, panelled bath, shower cubicle with LED lights surround, smart mirror, radiator, coved ceiling, part tiled walls, spotlights, cupboard housing gas boiler providing domestic hot water and central heating and window to the rear.

**External**
Front : With front gated forecourt leading to entrance door, off road parking to the side with access to the rear

Rear : With parking area via side gates leading to generous sized garden with lawned and patio areas, storage sheds, greenhouse, mature trees and shrubs, decorative gravelled seating area and double garage with workshop.

**Services**
Mains gas, electricity, water and drainage.

**Council Tax**
Band-B

**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

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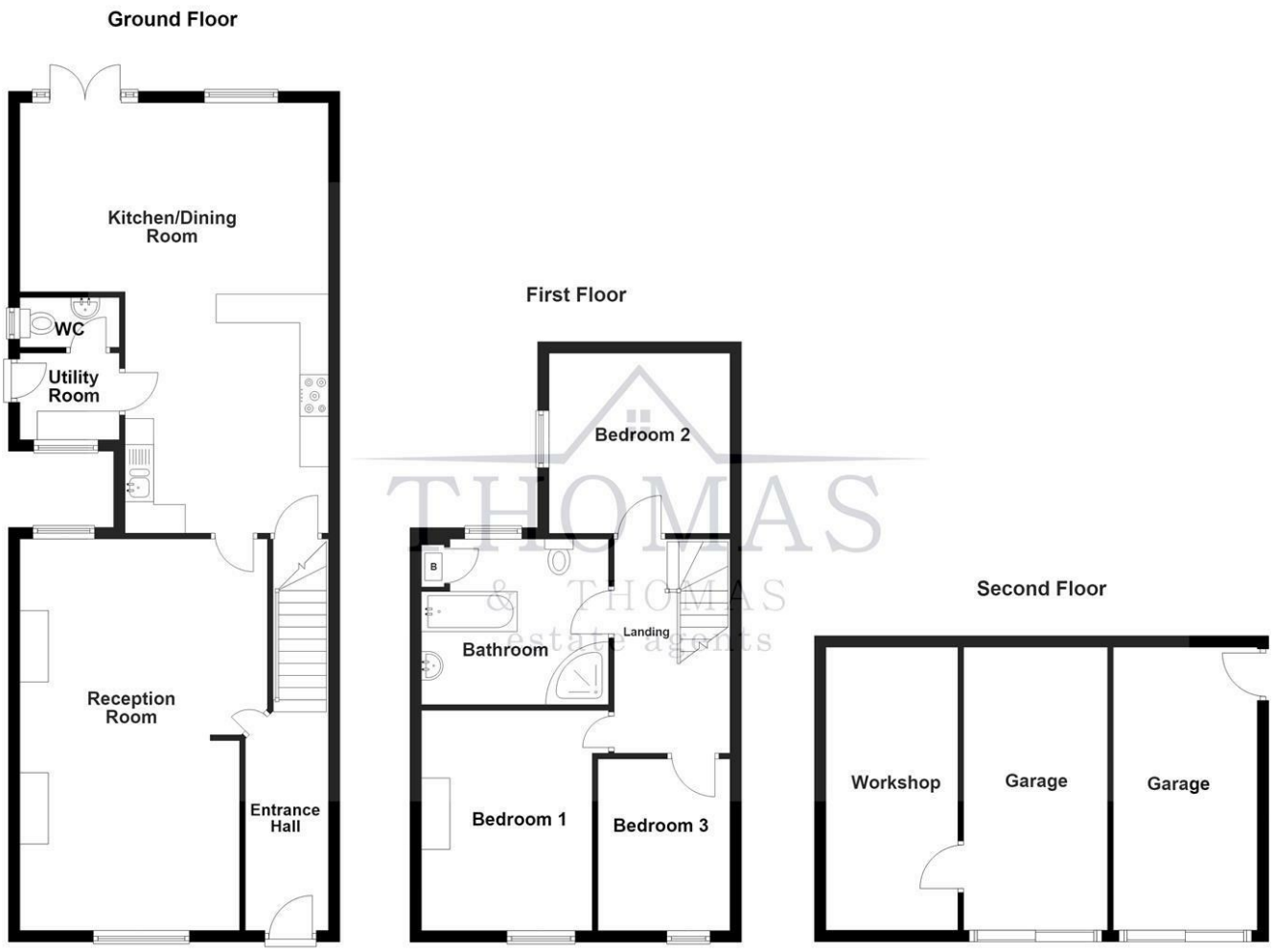
**Directions**
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road, continue approximately 3 miles into the village of Glanamman, turn left signposted Hospital, then second left into Tabernacle Road, Follow the road around the right hand bend into Heol Amman and the property can be found on the left hand side.

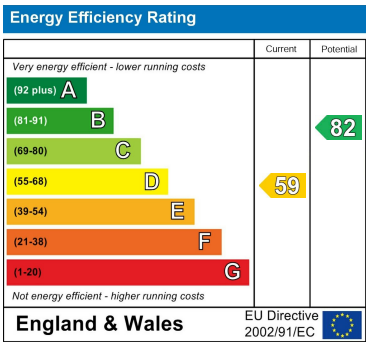



Total area: approx. 164.6 sq. metres (1771.9 sq. feet)

Council Tax Band

B

Energy Performance Graph




**Call us on**

**01269 597949**

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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.