



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**1 Nant Y Ci Road  
Ammanford  
Carmarthenshire.  
SA18 3TP**

**Price £220,000**



- Three bedroom semi detached house
- Lounge/ dining room, kitchen
- Bathroom, attic room
- Upvc glazing
- Oil central heating
- Driveway for ample parking
- Rear garden, garden room
- Brand new roof fitted to the property this year.

### General Description

We have the pleasure of offering for sale this 3 bedroom semi detached home in the village of Saron, close to local amenities including primary school, post office and 2 1/2 miles from Ammanford town centre with further amenities.

**EPC Rating: E51**

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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#### Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

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Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Nant Y Ci Road, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure of offering for sale this 3 bedroom semi detached home in the village of Saron, close to local amenities including primary school, post office and 2 1/2 miles from Ammanford town centre with further amenities including high street shops, restaurants, public houses, secondary school, bus station, train station. The property is approximately 5 miles from Pontabraham junction for the M4.

The accommodation briefly comprises hallway, lounge/ dining room, kitchen, bathroom, attic room and three bedrooms.

The property benefits from Upvc glazing, oil central heating, rear garden, driveway for ample parking.

### Upvc glazed door to

### Hallway

Upvc glazed window to front, radiator, laminate flooring, stairs to first floor, under stair storage.

### Lounge/ dining room (26' 1" Max x 16' 1" Max) or (7.95m Max x 4.89m Max)

Upvc glazed bay window to front, Upvc glazed window to side, radiator, fireplace, multi fuel burner.

### Kitchen (10' 11" x 10' 8") or (3.34m x 3.26m)

Upvc glazed door to rear, Upvc glazed window to rear, radiator, coved ceiling, laminate flooring, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, oven point, gas hob with extractor fan over, plumbing for dishwasher.

### Bathroom (10' 10" x 6' 10") or (3.31m x 2.09m)

Upvc glazed window to rear, towel radiator, laminate flooring, four down lights, Respatex walls, WC, wash hand basin in unit, bath with shower over, plumbing for automatic washing machine, Worcester oil fired boiler controlling domestic hot water and central heating.

### Landing

Upvc glazed window to front, textured ceiling, stairs to second floor.

## Nant Y Ci Road, Ammanford, Carmarthenshire.

### Bedroom 3 (9' 4" x 7' 9") or (2.85m x 2.36m)

Upvc glazed window to rear, radiator.

### Bedroom 2 (12' 3" x 9' 8") or (3.73m x 2.95m)

Upvc glazed window to rear, radiator.

### Bedroom 1 (13' 6" Max x 12' 11" Max) or (4.12m Max x 3.94m Max)

Upvc glazed bay window to front, radiator.

### Outside

Driveway for parking to front.

Side access to rear garden.

Patio area to rear leading to lawned area. Stepping stones leading to garden room.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

### Agents Note

According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from surface water & small watercourses, but there is no known history of flooding at the property.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

Leave Ammanford on College Street turning left into Station Road. Turn right and pass the technical college proceeding into Saron. Take a left into Clos Nant Y Ci Road, where the property can be found on the left hand side.

