



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

**182 Cwmamman Road
Glanamman
Ammanford
Carmarthenshire
SA18 2AN**

Price **£179,000**



- Three bedroom detached house
- Dining room, living room
- Kitchen, utility
- Bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway for off road parking
- Basement

General Description

We have the pleasure in offering for sale this three bedroom detached house located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities.

EPC Rating: D58

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

Important notice

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Professional Services

Our 14 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.

Tel: **01269 591 884**

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

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

Cwmamman Road, Glanamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached house located in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities including primary schools, secondary school, leisure centre, places of worship, shops, banking and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises dining room, bathroom, lounge, kitchen, rear hall, utility room, landing, three bedrooms and potential shower room.

The property has the benefit of upvc glazing, gas fired central heating, rear garden, basement and a driveway for off road parking.

Upvc glazed door to

Dining Room (15' 9" Max x 14' 4" Max) or (4.79m Max x 4.37m Max)

Upvc glazed window to front, two radiators, textured and coved ceiling, laminate flooring, stairs to first floor, under stairs storage.

Bathroom (10' 6" x 7' 11") or (3.20m x 2.42m)

Upvc glazed window to side, towel radiator, six down lights, hatch to roof space, tiled floor, jacuzzi bath, close coupled WC, shower cubicle, pedestal wash hand basin.

Lounge (15' 8" x 10' 2") or (4.77m x 3.09m)

Upvc glazed window to front, radiator, textured and coved ceiling, laminate flooring, phone point.

Kitchen (10' 10" x 10' 4") or (3.30m x 3.15m)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted wall and base units, work surface, oven point with extractor fan over, tiled splash back, Belfast two bowl sink unit with mixer tap, breakfast bar, extractor fan, integrated fridge/freezer, integrated microwave.

Rear Hall (5' 11" x 6' 11") or (1.80m x 2.10m)

Upvc glazed door to rear.

Utility Room (6' 1" x 3' 2") or (1.86m x 0.96m)

Upvc glazed window to rear, radiator, fitted base units, work surface, wood clad roof, plumbing for automatic washing machine.

Landing

Hatch to roof space, textured and coved ceiling.

Cwmamman Road, Glanamman, Ammanford, Carmarthenshire.

Bedroom 1 (15' 11" x 11' 3" Max) or (4.86m x 3.43m Max)

Upvc glazed window to front, radiator, textured and coved ceiling.

Bedroom 3 (10' 10" x 10' 6") or (3.29m x 3.21m)

Upvc glazed window to rear, radiator, textured and coved ceiling, storage space with BAXI gas fired boiler controlling domestic hot water and central heating.

Bedroom 2 (16' 0" x 8' 7" Max) or (4.87m x 2.61m Max)

Upvc glazed window to front, radiator, textured and coved ceiling, laminate flooring, fireplace.

Box Room (6' 6" x 5' 8") or (1.99m x 1.72m)

Upvc glazed window to front, radiator, part tiled walls, textured and coved ceiling.

Outside

Steps down to patio area with pergola over. Lawned area with sand pit. Flower beds surround.

Gate to rear garden opens to council own fields and park.

Concrete seating area to side with access to storage basement.

Driveway to side for off road parking.

Agents Note

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

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in he area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

Leave Ammanford on High Street and continue to the T-junction turning left. Continue to the village of Glanamman on entering the village the property can be found on the left hand side.

