





House - Semi-Detached (EPC Rating:) Freehold

CARREGAMMAN, AMMANFORD, SA18 3EG

Offers In The Region Of

£185,000

THOMAS & THOMAS estate agents

3 2 1

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this 3 Bedroom Semi Detached House, in a quiet but convenient location to Ammanford Town Centre with all it's amenities for shopping, leisure, schools - both primary and secondary and good transport links with the M4 Motorway just 6 miles away at Junction 49. The accommodation comprises, Entrance Hall, Lounge, Kitchen Diner, Cloakroom and rear small sun room on the ground floor with 3 Bedrooms and Shower Room located on the first floor. Externally there is ample parking and level rear garden. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC- TBC NO ONWARD CHAIN

Ground Floor
With front entrance door leading into...

Entrance Hall
5.4 x 1.8 (17'8" x 5'10")
With radiator, textured ceiling, stairs to first floor with under stairs storage

Lounge
4.6 x 3.4 (15'1" x 11'1")
With radiator, textured ceiling, feature fireplace window to the front and opening into....

Kitchen Diner
2.8 5.3 (9'2" 17'4")
With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, space for freestanding cooker, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas boiler providing domestic hot water and central heating, textured ceiling, window to the rear of the property, patio doors leading to small sun room.

Cloakroom
With low level flush WC, pedestal wash hand basin, window to the side of the property.

Rear Porch
1.7 x2.5 (5'6" x8'2")
Fully glazed small sun room accessed via kitchen diner with side door leading to rear garden.

First Floor

Landing
With hatch to roof space and airing cupboard.

Bedroom 1
3.6 x 2.9 (11'9" x 9'6")
With radiator, textured ceiling, fitted wardrobes and window to the front of the property.

Bedroom 2
3.0 x 3.5 (9'10" x 11'5")
With radiator, textured ceiling, walk-in cupboard and window to the rear of the property.

Bedroom 3
2.8 x 2.2 (9'2" x 7'2")
With radiator, textured ceiling and window to the front of the property.

Shower Room
2.0 x 2.0 (6'6" x 6'6")
With low level flush WC, pedestal wash hand basin, corner shower cubicle extractor fan, radiator, "Respatex" walls and window to the rear of the property.

External
Front: With low maintenance front garden laid to coloured chippings, side driveway with ample parking for several vehicles with gated access to rear garden.

Rear: With low maintenance, enclosed rear garden, paved patio area and potential to offer additional parking.

Services
Mains gas, electricity, water and drainage.

Council Tax
- Band B

TENURE
Freehold



NOTE
All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

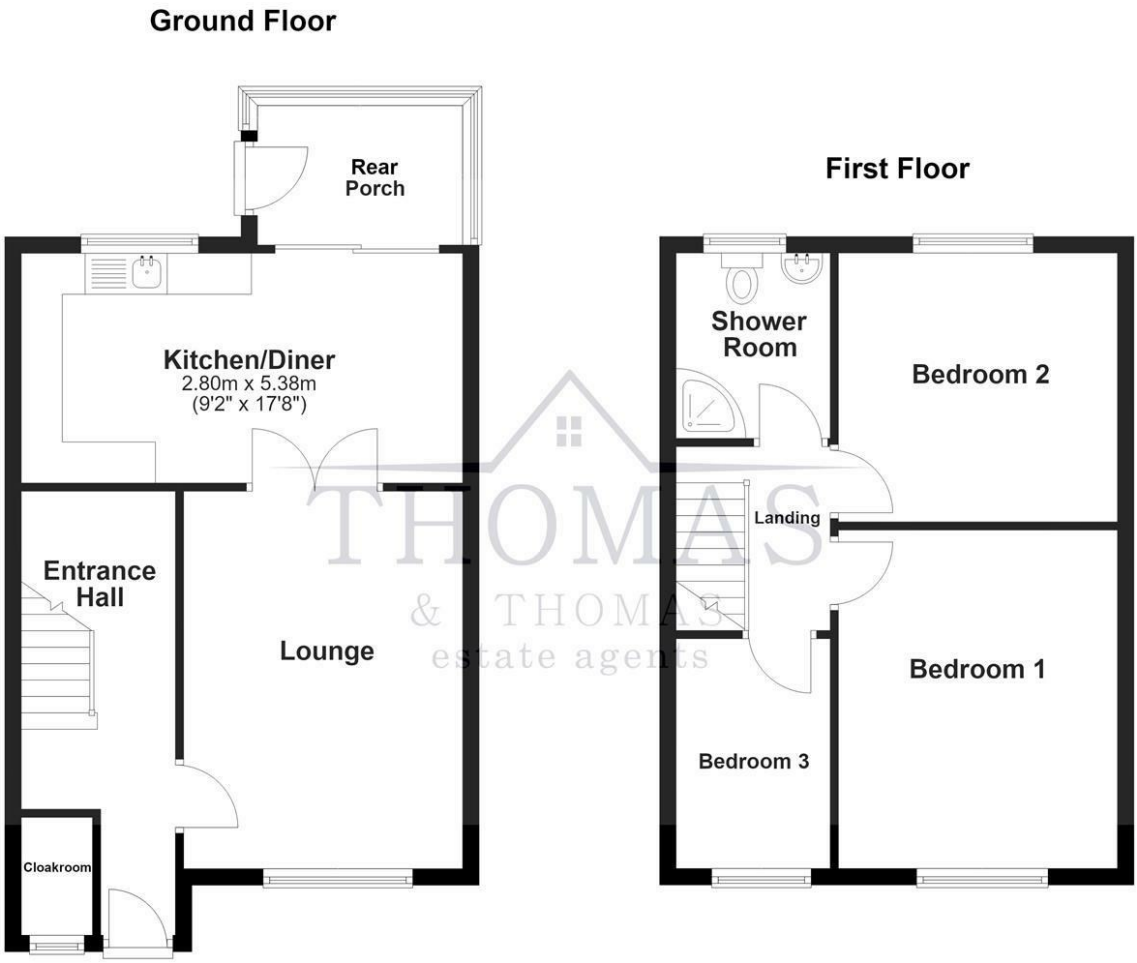
VIEWINGS
By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk

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Directions
From the office, leave Ammanford along Wind Street at the roundabout take the first turning left and at the second roundabout take the third exit and before the next roundabout the property can be located on the right hand side and identified by our For Sale Board.





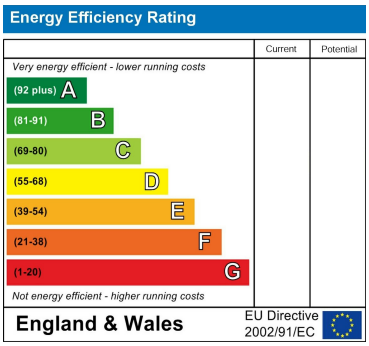


Total area: approx. 85.2 sq. metres (916.8 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

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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.