



House - Semi-Detached (EPC Rating:) Freehold

NORMAN ROAD, AMMANFORD, SA18 2DH

Offers In The Region Of

£179,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer this Semi Detached House which is an Ideal First Time Buyers Property located within level walking distance of Ammanford Town Centre with all it's amenities for shopping, leisure, schools and good transport links with the M4 Motorway approximately 6 miles away at Junction 49. The accommodation comprises, entrance hall, 2 reception rooms, kitchen, rear porch currently being used as utility space and bathroom on the ground floor with 3 bedrooms (one en-suite) and bathroom located on the first floor with stairs leading to converted attic space. Externally there is a side lane leading to the rear of the property which offers an enclosed rear garden with patio area. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC-TBC. Ideal for First Time Buyer.

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator, textured and coved ceiling and stairs to first floor.

Dining Room

3.98 x 3.11 (13'0" x 10'2")

With radiator, textured and coved ceiling and uPVC window to the front.

Lounge

3.83 x 3.65 (12'6" x 11'11")

With radiator, textured and coved ceiling, feature fireplace with electric fire and uPVC window to the rear.

Kitchen Diner

4.86 x 3.27 (15'11" x 10'8")

With radiator, textured and coved ceiling, modern range of base and wall units, one and a half bowl sink unit with spray tap, induction hob with electric oven below and extractor above, integrated dishwasher, plumbing for automatic washing machine, Centre Island with storage cupboards and a breakfast bar, and uPVC window to the side.

Bathroom

2.65 x 2.61 (8'8" x 8'6")

With radiator, low level flush WC, pedestal wash hand basin with cupboard to either side, panelled bath, shower cubicle with mains shower, extractor fan, fully tiled walls, vinyl floor, spots lights, hatch to roof space and uPVC window to the rear.

Rear Porch/Utility Room

With tiled floor, space for Fridge/Freezer, space for tumble dryer and uPVC double glazed Georgian style double doors to rear.

First Floor

Landing

With stairs to attic room/space

Bedroom 1

3.34 x 5.09 (10'11" x 16'8")

With radiator, textured and coved ceiling and two uPVC windows to the front.

Bedroom 2

2.73 x 2.73 (8'11" x 8'11")

With radiator, textured and coved ceiling and uPVC window to the rear.

Bedroom 3

3.56 x 3.0 (11'8" x 9'10")

With radiator, textured and coved ceiling, airing cupboard with slatted shelves and uPVC window to the side.

En-Suite

With heated towel rail, textured and coved ceiling, low level flush WC, pedestal wash hand basin, Corner bath, double shower cubicle with mains shower, extractor fan, linoleum flooring, spotlights and uPVC window to the rear.

Attic Space/Room

4.66 x 3.75 (15'3" x 12'3")

With laminate flooring, access cupboard and Velux window to the rear.

External

Front: Side access lane leading to store shed with uPVC window with potential to make an entryway to hard standing vehicle area to the rear.

Rear: Enclosed rear garden with artificial grass leading to paved patio area, steps up to additional paved area a further step up to hardstanding area.

Services

Mains gas, electricity, water and drainage.



Council Tax
Band-C

TENURE
Freehold

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

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

SOCIAL MEDIA
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions
Leave Ammanford on College Street, turn left at Tirydail square then first right into Harold street, first right into Norman Road and the property can be found half way up on the left identified by our For Sale Board.

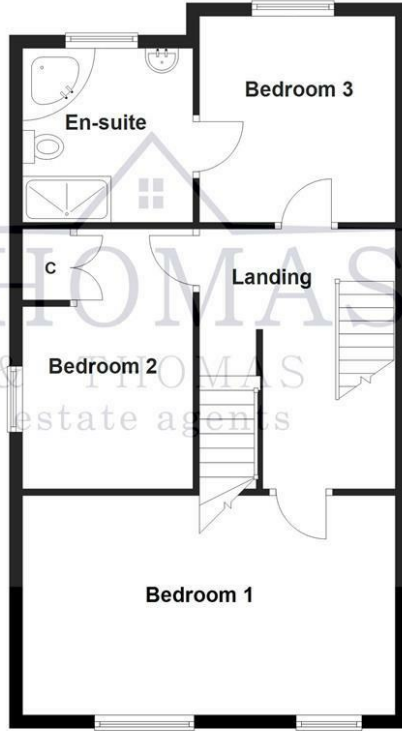


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CARMARTHENSHIRE, SA18 3AB

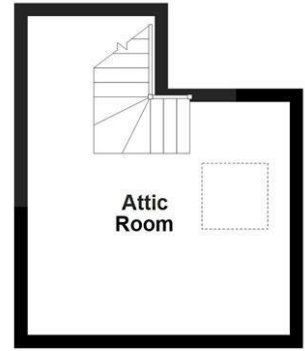
Ground Floor



First Floor



Second Floor



Total area: approx. 149.6 sq. metres (1610.6 sq. feet)

Council Tax Band

C

Energy Performance Graph

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

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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.

