





House - Semi-Detached (EPC Rating:) Freehold

FLORENCE ROAD, AMMANFORD, SA18 2DN

Offers In The Region Of

£180,000

THOMAS & THOMAS estate agents

3 1 2

3 Bedroom House - Semi-Detached located in Ammanford

We are delighted to offer For Sale this Well Presented Bay Fronted Semi Detached Home conveniently located to Ammanford Town Centre with all it's amenities for shopping, leisure facilities and good transport links. The accommodation comprises, entrance hall, open plan lounge dining room, second reception room, kitchen located on the ground floor with 3 double bedrooms and family bathroom on the first floor. Externally there is a gated front forecourt with side pedestrian access to rear garden mainly laid with artificial grass and gravelled area leading to rear parking for 2 vehicles with electric port. The property benefits from gas central heating and uPVC double glazing. An ideal Family Home.

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

Ground Floor
With front entrance door leading into...

Entrance Porch
With decorative vinyl flooring and door leading into...

Entrance Hall
With radiator, stairs to first floor and laminate flooring.

Open Plan Lounge Diner
7.8 x 3.8 (25'7" x 12'5")
With radiator, coved ceiling, laminate flooring, feature fireplace with oak mantle and inset log burner, bay window to the front and window to the rear of the property.

Additional Reception Room
4.6 x 3.0 (15'1" x 9'10")
With radiator, coved ceiling, laminate flooring, cupboard housing wall mounted gas boiler providing domestic hot water and central heating and window to the side of the property.

Kitchen
3.8 x 3.0 (12'5" x 9'10")
With a range of modern base and wall units, single drainer sink unit with mixer taps, gas hob with extractor above, eye level double oven, plumbing for automatic washing machine, space for fridge/freezer, space for tumble dryer, radiator, coved ceiling, part tiled walls, laminate flooring, window to the rear and door leading to the side of the property.

First Floor
Split Level Landing area with hatch to roof space.

Bedroom 1
4.2 x 3.2 (13'9" x 10'5")
With radiator and bay window to the front of the property.

Bedroom 2
3.7 x 3.0 (12'1" x 9'10")
With radiator and window to the side of the property.

Bedroom 3
3.4 x 3.2 (11'1" x 10'5")
With radiator and window to the rear of the property.

Family Bathroom
2.2 x 1.8 (7'2" x 5'10")
With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower and glass screen, heated towel rail, part tiled walls and window to the front of the property.

External
Front: With gated front forecourt and side pedestrian access to the rear of the property.

Rear: With enclosed side cemented area ideal for storage shed leading to level rear garden mainly laid to artificial turf and hard standing area leading to gated access to rear parking for 2 vehicles with electric port.

Services
Mains gas, electricity, water and drainage.

Council Tax
- Band C

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

SOCIAL MEDIA
Follow us on Facebook: Thomas & Thomas Estate Agents
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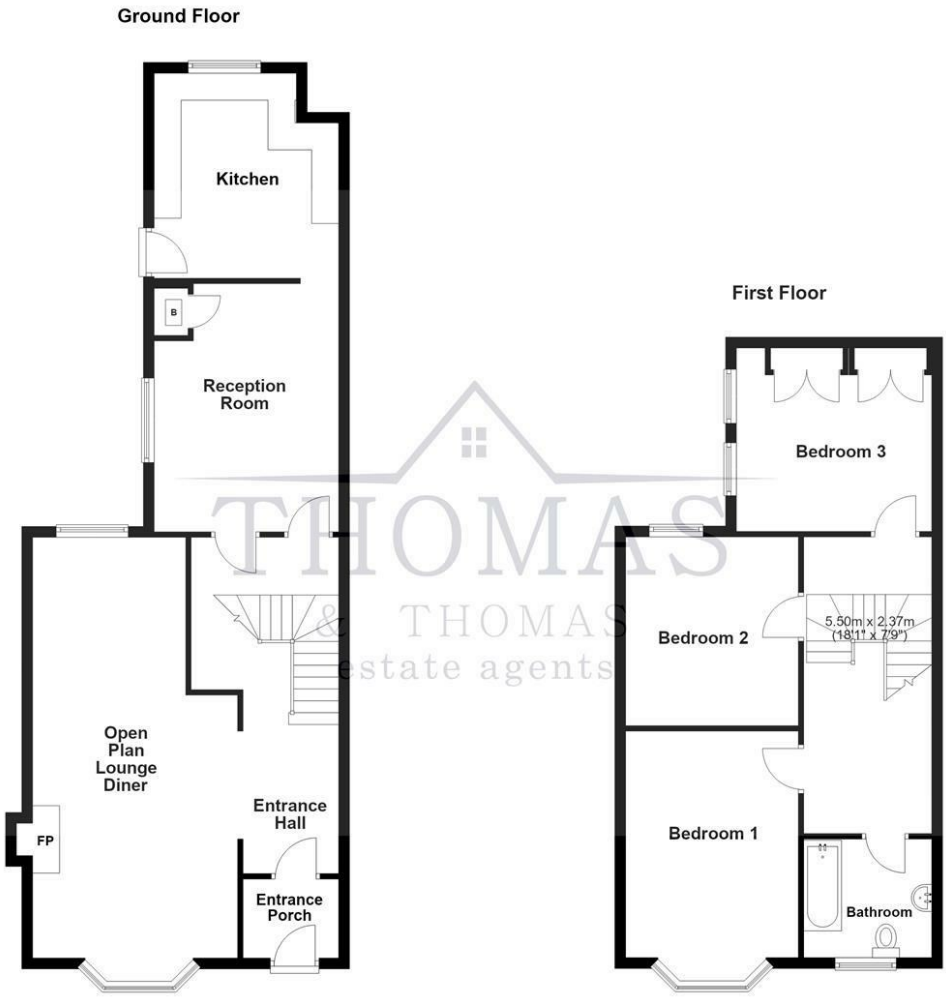
Directions
Leave Ammanford along College Street, after approximately half a mile, just before Beynon's Garage, turn left onto Florence Road and the property can be located on the left hand side and identified by our For Sale Board.





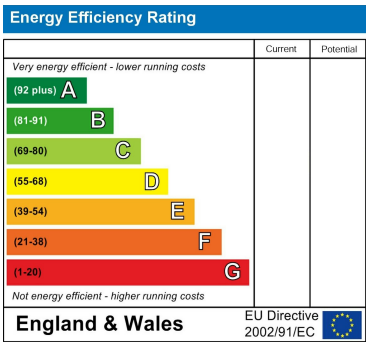


Total area: approx. 125.6 sq. metres (1352.4 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

https://www.thomasandthomas-property.co.uk/

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.