



House - Detached (EPC Rating: D) Freehold

# FOLLAND ROAD, GLANAMMAN, AMMANFORD, SA18 2AX

Asking Price

# £245,000

# 3 Bedroom House - Detached located in Ammanford

We have pleasure in offering for sale this deceptively spacious 3 bedroom detached property, set within the small village of Glanamman, which offers a small range of local amenities of primary school, pharmacy, public house and mini supermarket, with further shopping facilities and good transport links just under 4 miles away at either Ammanford Town Centre or Pontardawe. The Black Mountain Range is on your doorstep offering scenic trails ideal for hiking, walking and cycling. The accommodation comprises entrance hall, lounge, dining room, kitchen and utility area on the ground floor with 3 bedrooms and bathroom located on the first floor. The property benefits from gas central heating & uPVC double glazing.

Council Tax Band - D. Freehold. EPC - D56. VIEWING HIGHLY RECOMMENDED

## Ground Floor

With front entrance leading into ....

### Entrance hall

With radiator, under stairs storage with window to side and stairs to first floor with feature PVC leaded glass window.

### Lounge

3.11 x 6.4 (10'2" x 20'11")

With two radiators, feature fireplace with electric inset and marble surround, picture rail, coved ceiling and windows to front and side.

### Dining room

3.56 x 3.13 (11'8" x 10'3")

With radiator, feature fireplace with pine surround and inset electric fire and a pine surround, alcoves with built in cupboards, picture rail and double doors leading to the kitchen.

### Kitchen

1.86 x 4.60 (6'1" x 15'1")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, gas hob with extractor above and electric oven below, spotlights, radiator, part tiled walls, two Velux windows, windows to the rear and obscure glass uPVC door leading to the garden.

### Utility room

1.86 x 1.46 (6'1" x 4'9")

With plumbing for automatic washing machine and dishwasher, space for tumble dryer and fridge/freezer and Velux window.

## First Floor

### Landing

With hatch to roof space and airing cupboard housing wall mounted gas fired boiler providing hot water and central heating.

### Bedroom 1

3.20 x 3.15 (10'5" x 10'4")

With radiator, picture rail and window to the front.

### Bedroom 2

3.15 x 3.00 (10'4" x 9'10")

With radiator, picture rail and window to the rear.

### Bedroom 3

2.54 x 3.16 (8'3" x 10'4")

With radiator, picture rail and window to rear.

### Bathroom

2.01 x 1.73 (6'7" x 5'8")

With low level flush WC, pedestal wash hand basin, bath with overhead shower, radiator, fully tiled walls and window to the front.

### External

Front: Two tiered lawn area with a variety of mature trees and shrubs, path leading to property, shared parking available opposite, potential to excavate first lawn to create ample parking.

Rear: Enclosed rear garden laid to lawn, variety of mature trees and shrubs, slate path leading to two sheds and gravel area.

### Services

Mains gas, water, electric and drainage.

### Council tax

- Band D.

### 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](mailto:ammanford@thomasandthomas-property.co.uk)

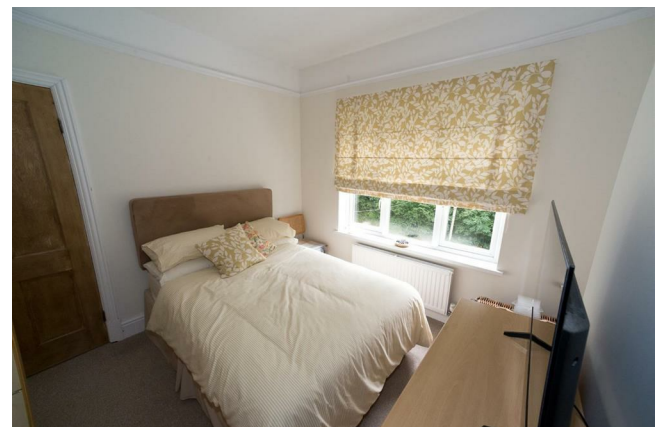
### Social Media

Follow us on Facebook : Thomas & Thomas Estate Agents

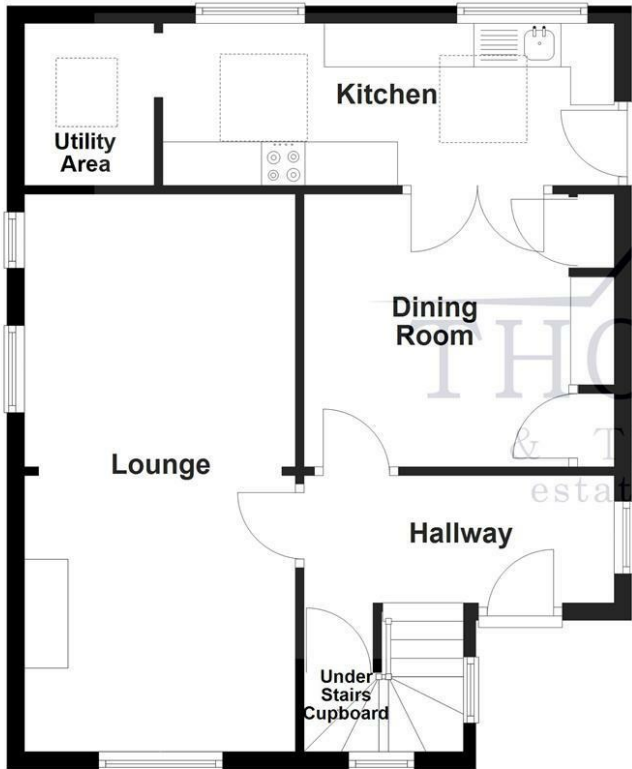
Follow us on instagram and X : ThomasThomas\_EA

### Directions

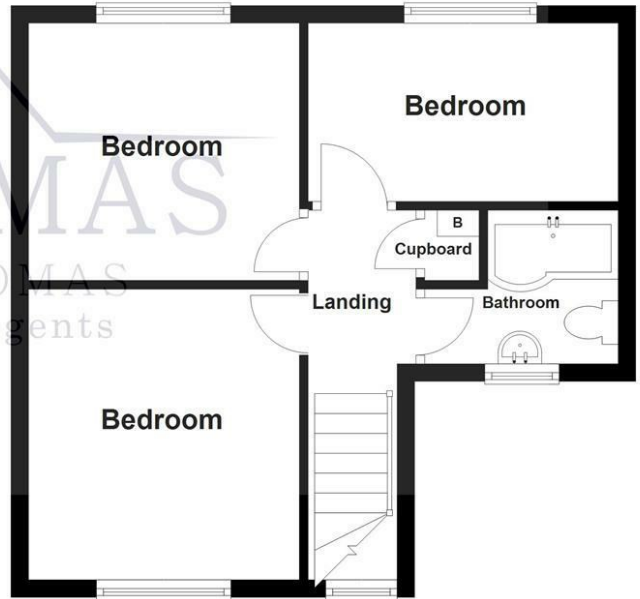
Leave Ammanford on high street and at the junction turn left onto Pontamman road .Travel for approximatley 3 miles into the village of Glanamman then turn left signposted to hospital. Follow the road over the bridge then turn right on Folland rd. Property will be seen after a short distance on the left.



### Ground Floor



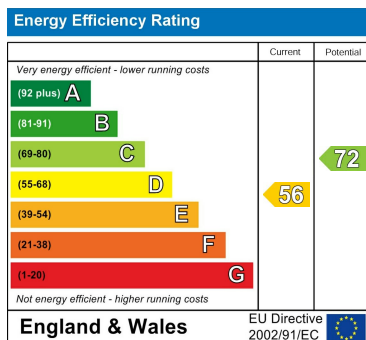
### First Floor



Council Tax Band

**D**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto: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.

