





House - Semi-Detached (EPC Rating: D) Freehold

BRYN DERWEN ROAD, AMMANFORD, SA18 2DL

Asking Price

£175,000

THOMAS & THOMAS estate agents

3 1 1 D

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Semi Detached House conveniently located within a short distance from Ammanford Town Centre with all it's shopping facilities, leisure, schools and good transport links with the M4 Motorway approximately 6 miles away at Junction 49. The accommodation comprises, entrance hall, lounge, kitchen, utility area and shower room located on the ground floor with 3 bedrooms on the first floor. Externally there is on road parking available at the front of the property with a large level low maintenance garden to the rear with out building. There is also a separate detached garage a short distance away offering further parking or storage area. The property benefits from Gas Central heating and uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC- D60. Ideal First Time Buyers Property. NO ONWARD CHAIN.

Ground Floor
With front entrance door leading into....

Entrance Hall
With radiator and stairs to first floor.

Lounge
6.8 x 3.4 (22'3" x 11'1")
With radiator, textured and coved ceiling, feature marble effect fireplace, two alcoves and windows to the front and rear of the property.

Kitchen
5.2 x 2.7 (17'0" x 8'10")
With a range of base and wall units, display cabinets, stainless stell single bowl sink unit with mixer taps, gas hob with oven below and extractor fan above, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, radiator, textured and coved ceiling, part tiled walls, tiled floor, space for small dining table and chairs, hatch to roof space and windows to the side and rear of the property.

Utility Area
2.8 x 1.4 (9'2" x 4'7")
With radiator, space for tumble dryer, space for fridge/freezer, tiled floor, window and door to the side of the property.

Shower Room
1.8 x 2.0 (5'10" x 6'6")
With low level flush WC, pedestal wash hand basin, corner shower cubicle, extractor fan, radiator, fully tiled walls, tiled floor and window to the rear of the property.

First Floor

Landing
With radiator, hatch to roof space and large storage cupboard.

Bedroom 1
3.0 x 4.6 (9'10" x 15'1")
With radiator, textured and coved ceiling and two windows to the front of the property.

Bedroom 2
3.8 x 2.6 (12'5" x 8'6")
With radiator, coved ceiling and window to the rear of the property.

Bedroom 3
3.0 x 2.8 (9'10" x 9'2")
With radiator, coved ceiling, fitted mirror wardrobes and window the rear of the property.

External
Front: With front path leading to entrance door and side gated pedestrian access to the rear of the property.

Rear: With level, low maintenance garden with block built out building (2.0 x 5.0).

Separate Corrugated Iron Single Garage just a short walk away from the property.

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.

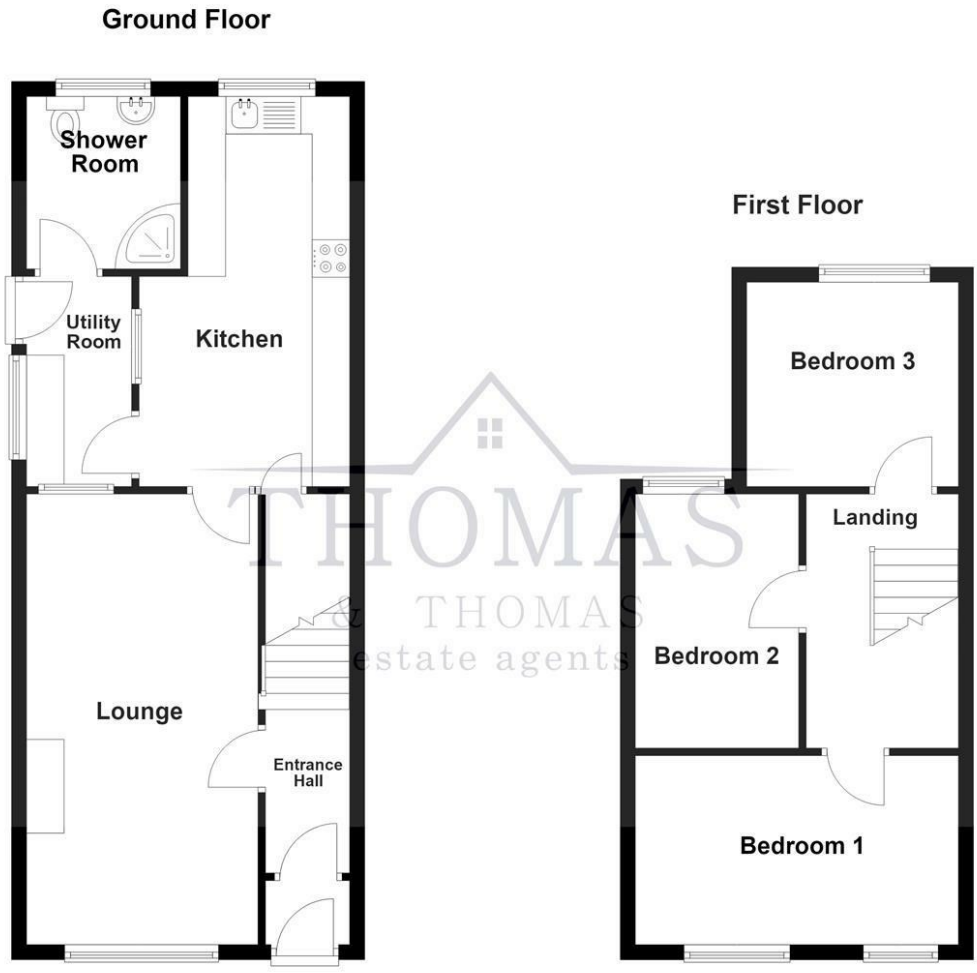
VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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

Directions
Leave Ammanford along College Street, take the third turning left onto Station Road, at the junction turn right and right again after the Great Western Public House and the property can be located on the right hand side and identified by our For Sale board.





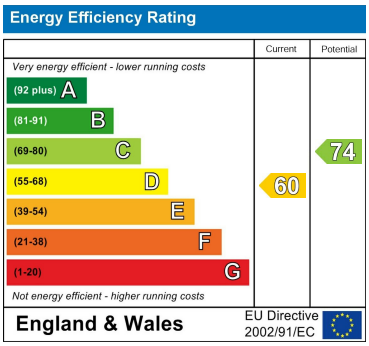


Total area: approx. 92.7 sq. metres (997.9 sq. feet)

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.