



Tirycod Road, Glanamman, Ammanford, SA18 2YE

Offers In Region Of £149,950



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Tirycod Road, Glanamman, Ammanford, SA18 2YE

****NO ONWARD CHAIN****

A traditional three bedroom semi detached property situated in the village of Glanamman. This ideal family home enjoys a first floor family bathroom and benefits from gas fired central heating and double glazing. Externally, there is a hardstanding providing off road parking to the front (subject to the dropped kerb having planning permission) and a good sized rear garden.

The village of Glanamman offers excellent leisure amenities such as riverside walks and cycle paths, recreational grounds, children's play area's and the neighbouring village boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre. This is an ideal property for a first time buyer or investor.



Entrance Vestibule:

Entrance Hallway:

Engineered Oak flooring, stairs to first floor, double panel radiator.

Lounge/Dining Room:

6.86m x 3.56m (22'6" x 10'1"/11'8")

Double glazed windows to front and rear, engineered Oak flooring, feature fireplace with multi fuel fire and wooden surround, two double panel radiators.





Kitchen:

3.45m x 2.72m (11'4" x 8'11")

Double glazed window to side, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, gas hob with five gas burners, electric oven with extractor fan over, understairs storage cupboard, part tiled walls, double panel radiator.

Utility Room:

2.72m x 2.21m (8'11" x 7'3")

Double glazed window to rear, double glazed glass panel door to side, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler providing domestic hot water and central heating, single panel radiator.

First Floor Landing:



Bedroom One:

4.24m x 3.15m (13'11" x 8'0"/10'4")

Double glazed window to front, single panel radiator.

Bedroom Two:

3.86m x 2.72m (12'8"/11'10" x 8'11")

Double glazed window to rear, double panel radiator.

Bedroom Three:

3.35m x 2.11m (11'0" x 6'11")

Double glazed window to front, single panel radiator.

Bathroom:

3.17m x 2.51m (10'5"/9'7" x 8'3")

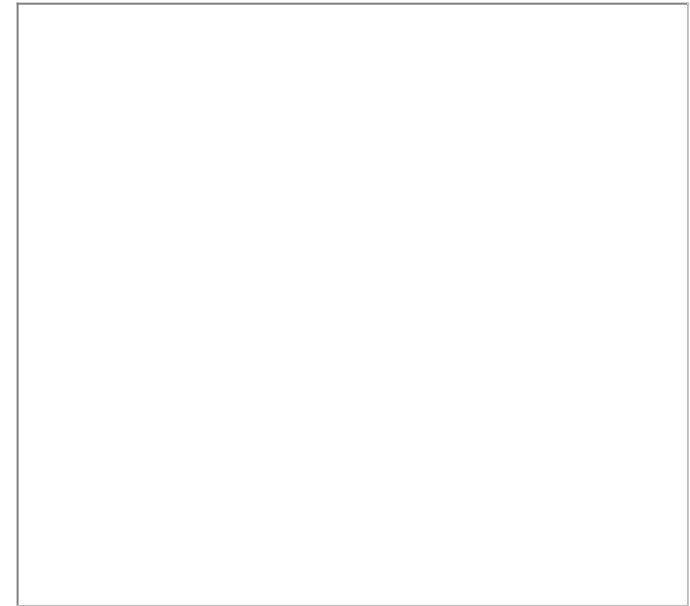
Double glazed obscure window to rear, suite comprises panelled bath with shower over, pedestal wash hand basing, WC, part tiled walls, heated towel rail, single panel radiator.

Externally:

There is space for off road parking to the front (subject to a dropped curb & stpp), side pedestrian access to a good sized rear garden mainly laid to lawn,

Services:

We are advised all mains services are connected.



Tenure:

Freehold.

Council Tax:

C.

Broadband/Mobile Phone Coverage:

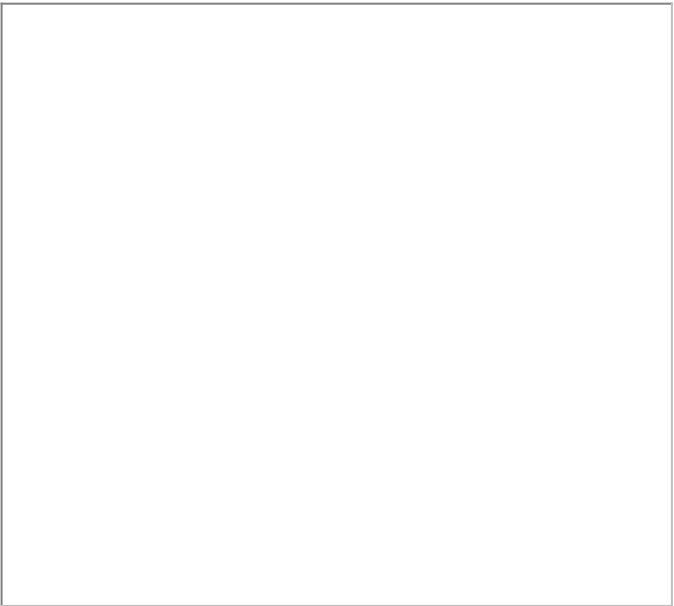
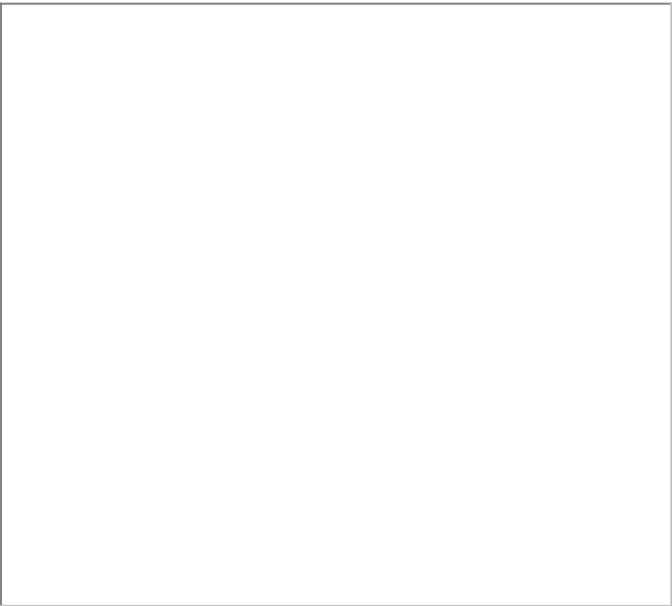
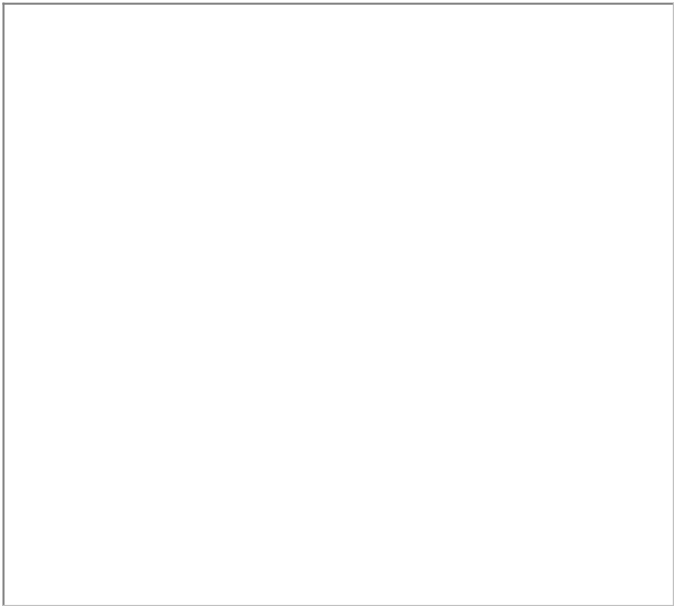
There is ultrafast broadband and mobile phone coverage in the area.

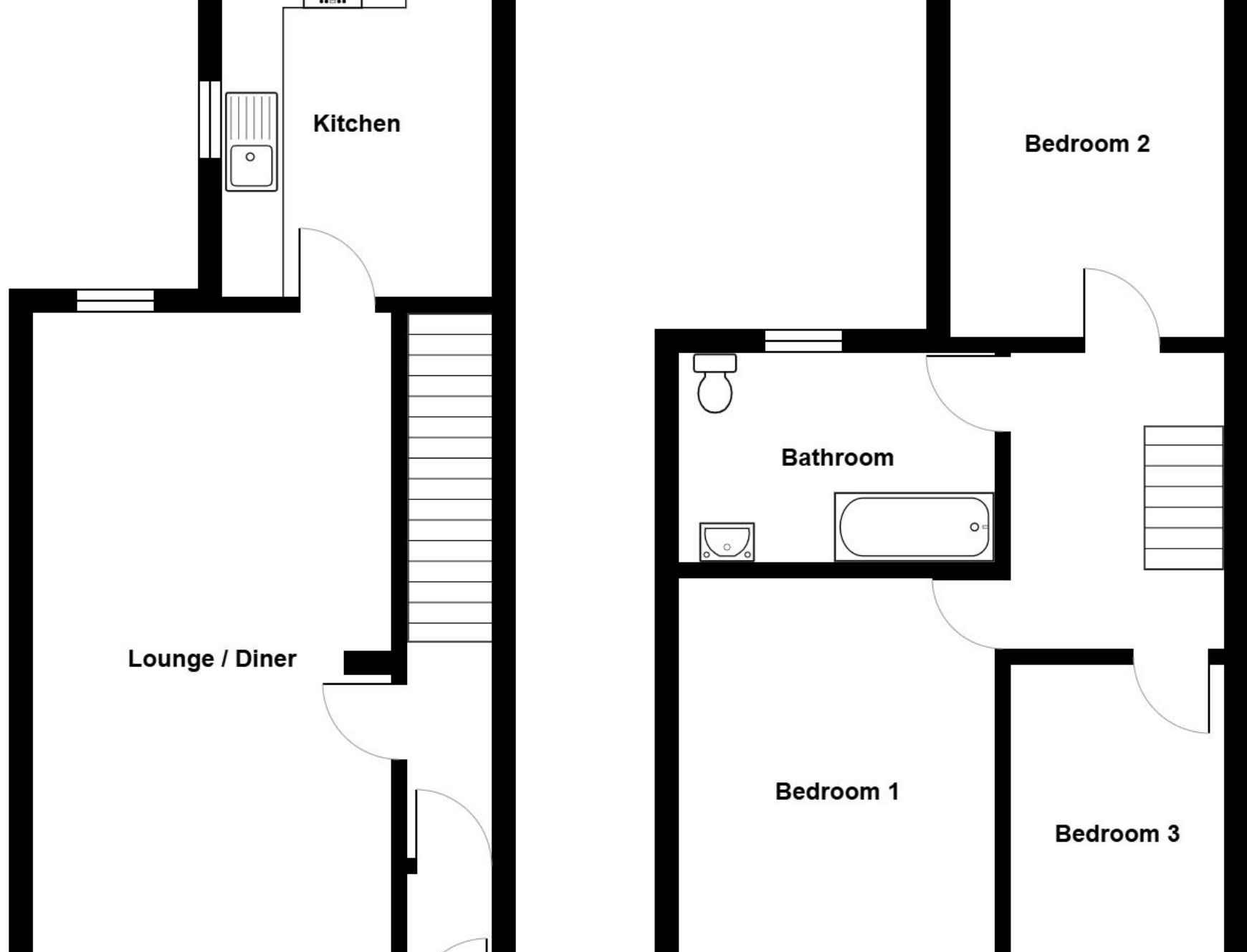
Directions:

From our office, turn left on to High Street and continue to the T-junction turning left. Proceed to the village of Glanamman turning left on to Station Road (signposted Amman Valley Hospital) and continue over the bridge. Turn left and then right onto Tirycloed Road where the property will be located on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128