

Heol Hir,

offers over £135,000

- Three Generouse Size Bedrooms
- Enclosed Rear Garden
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- EPC Rating: D



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peter alan

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About the property

Situated in the desirable location of Ammanford, this attractive three-bedroom semi-detached property offers generous accommodation, making it an excellent choice for families, first-time buyers or those looking for a well-proportioned home.

The property provides three generous-sized bedrooms, complemented by a family shower room and two separate reception rooms, comprising a comfortable lounge and a dedicated dining room, modern fitted kitcheb The versatile living accommodation provides plenty of space for both everyday family life and entertaining.

To the rear, the property benefits from a large, enclosed garden, offering an excellent outdoor space for children, gardening, entertaining or simply relaxing during the warmer months

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Hallway

Dining Room

10' 11" x 9' 1" (3.33m x 2.77m)
Lounge

12' 8" x 11' 1" (3.86m x 3.38m)
Kitchen

17' 2" x 7' 4" (5.23m x 2.24m)
Utility Room

4' 11" x 4' 6" (1.50m x 1.37m)
Bedroom One

12' 8" x 12' 4" (3.86m x 3.76m)
Bedroom Two

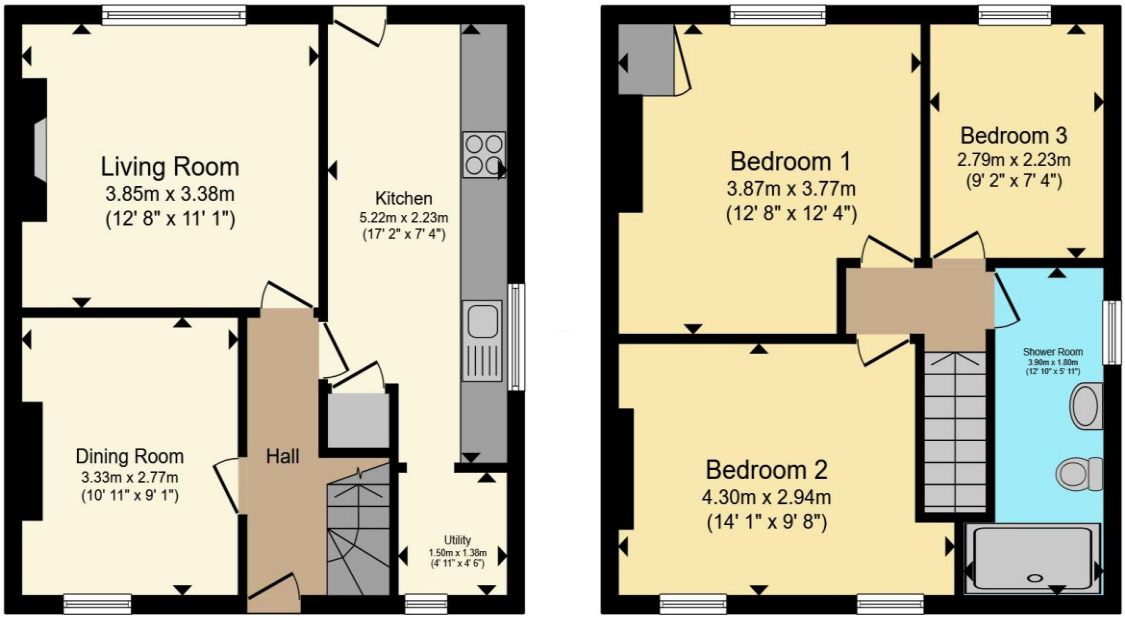
14' 1" x 9' 8" (4.29m x 2.95m)
Bedroom Three

9' 2" x 7' 4" (2.79m x 2.24m)
Shower Room

12' 10" x 5' 11" (3.91m x 1.80m)

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Floorplan



Ground Floor **First Floor**

Total floor area 84.2 m² (907 sq.ft.) approx

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