



House (EPC Rating: ) Freehold

## PARK STREET, AMMANFORD, SA18 2ET

Offers In The Region Of

# £165,000

# 3 Bedroom House located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Semi Detached House situated in Betws, near local parks, schools, shops, leisure facilities and the scenic Betws Mountain. Further Amenities located just half a mile from Ammanford Town Centre. The accommodation comprises, Entrance Hall, Lounge, Kitchen and Bathroom on the ground floor with Three Bedrooms on the first floor. Externally there is side pedestrian access leading to the rear of the property which offers an enclosed large rear garden with patio area and ample parking with rear lane access. The property benefits from Gas Central Heating and uPVC Double Glazing.

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

## Ground Floor

With front entrance leading into....

### Entrance hall

With radiator, coved and textured ceiling and stairs to first floor.

### Lounge

6.57 x 3.56 (21'6" x 11'8")

With radiators, textured and coved ceiling, electric log effect freestanding fire, brick and wooden fire surround with slate hearth, alcove fitted units with cupboards and open shelving, understairs storage cupboard and uPVC windows to the front and rear.

### Kitchen

3.27 x 2.72 (10'8" x 8'11")

with radiator, base and wall units, tiled floor, part tiled walls, single bowl stainless steel sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine and uPVC window to the side.

### Bathroom

2.04 x 2.65 (6'8" x 8'8")

With radiator, fully tiled walls and floor, low level flush WC, pedestal wash hand basin, panelled bath, shower cubical and uPVC windows to the rear and sides.

## First Floor

### Landing

With hatch to roof space, textured ceiling and uPVC window to the rear.

### Bedroom 1

3.78 x 2.60 (12'4" x 8'6")

With radiator, textured ceiling and uPVC window to the front.

### Bedroom 2

2.74 x 2.32 (8'11" x 7'7")

With radiator, textured ceiling, fitted cupboards housing wall mounted gas boiler providing domestic hot water and central heating and uPVC window to the rear.

### Bedroom 3

2.85 x 2.21 (9'4" x 7'3")

With radiator, textured and coved ceiling and uPVC window to the front.

### External

Front : Side pedestrian access to rear of the property.

Rear: With large rear garden and ample parking with rear lane access.

### Council Tax

Band -B

### Services

Mains gas, water, electric and drainage.

### 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

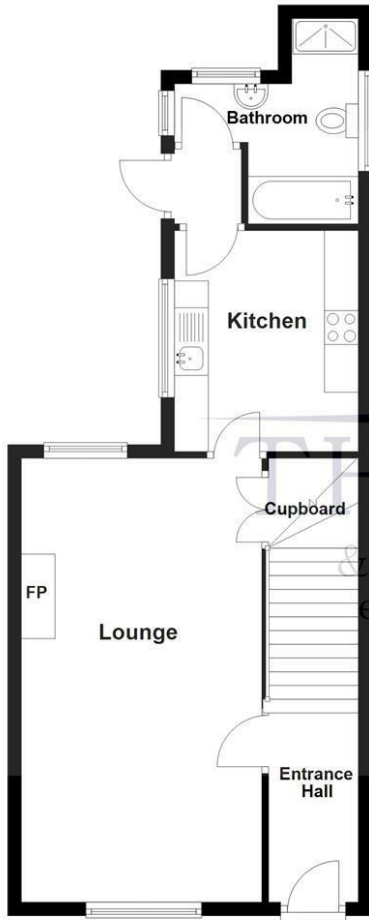
Follow us on Instagram and X: ThomasThomas\_EA

### **DIRECTIONS**

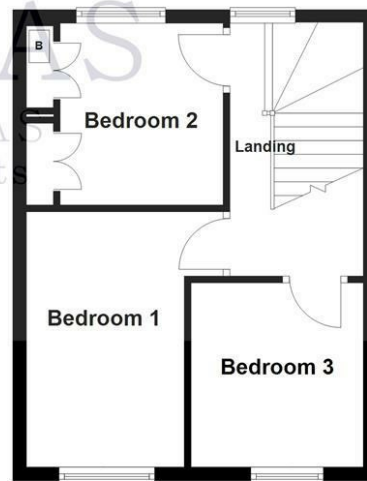
Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed straight over the first mini round about, left at the second then right at the third and over the river bridge. Pass the first left hand turn and the property can be found on the left identified by our for sale board.



**Ground Floor**



**First Floor**



Total area: approx. 80.3 sq. metres (864.5 sq. feet)

Council Tax Band

**B**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.

