



House - Semi-Detached (EPC Rating:) Freehold

TABERNACLE ROAD, GLANAMMAN, AMMANFORD, SA18 2BB

Offers In The Region Of

£175,000

4 Bedroom House - Semi-Detached located in Ammanford

We are delighted to offer For Sale this Semi Detached House located within the small village of Glanamman offering local amenities with further shopping, leisure, schools and transport links in Ammanford Town Centre. The accommodation comprises, entrance hall, sitting room, lounge, dining room, kitchen and shower room on the ground floor with 4 bedrooms located on the first floor. The property benefits from Oil Central Heating and uPVC Double Glazing. Externally there is a side driveway leading to a well maintained rear garden mainly laid to lawn with patio area.

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

Ground Floor

With front entrance door leading into...

Entrance Hall

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

Sitting Room

2.77 x 3.92 (9'1" x 9'10" 301'10")

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

Lounge

4.07 x 3.89 (13'4" x 12'9")

With radiator, textured ceiling, wooden fire surround with electric coal effect fire inset, alcoves, uPVC window to the rear.

Dining Room

4.16 x 3.07 (13'7" x 10'0")

With radiator, understairs cupboard and uPVC window and door to side porch.

Side Porch

2.86 x 2.10 (9'4" x 6'10")

With UPVC window and door to the side.

Kitchen

2.07 x 4.10 (6'9" x 13'5")

With radiator, textured ceiling, range of base and wall units, stainless steel single drainer sink unit with mixer taps, free standing cooker, extractor above, plumbing for automatic washing machine, space for fridge/freezer, Respatex walls, linoleum floor, wall mounted gas fired boiler providing domestic hot water and central heating and uPVC window and door to the rear.

Shower Room

With low level flush WC, vanity wash hand basin, extractor, heated towel rail, shower cubicle, Respatex walls, laminated floor and uPVC window to the rear.

Landing

With hatch to roof space.

Bedroom 1

4.27 x 3.06 (14'0" x 10'0")

With radiator and uPVC window to the side.

Bedroom 2

With radiator and uPVC window to the rear.

Bedroom 3

3.64 x 3.34 (11'11" x 10'11")

With radiator and uPVC window to the front.

Bedroom 4

2.61 x 1.69 (8'6" x 5'6")

With uPVC window to the front.

External

Front : With side driveway leading to gated rear garden area.

Rear : With well maintained rear garden mainly laid to lawn with patio area all fully enclosed.

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.

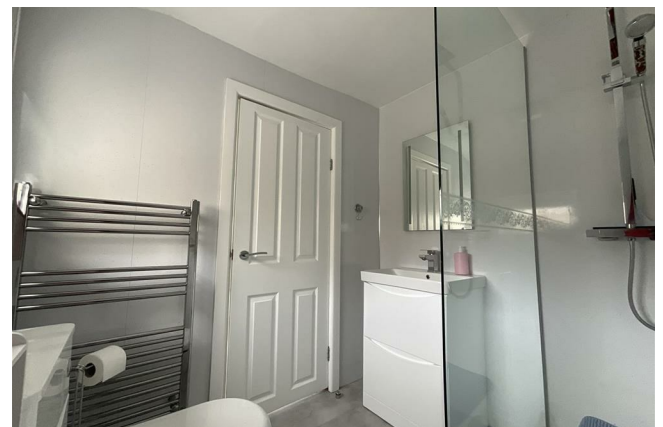
VIEWINGS

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

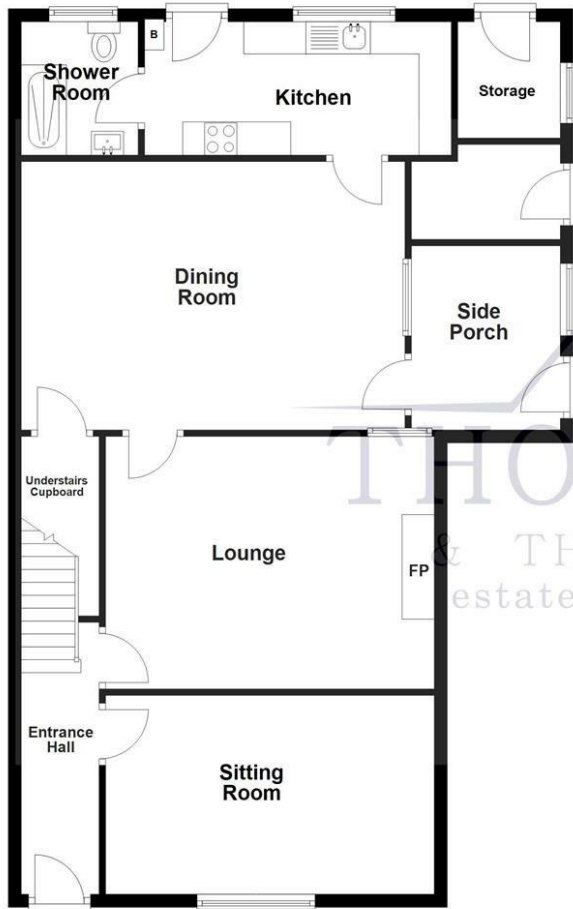
SOCIAL MEDIA

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

Directions



Ground Floor



First Floor



Total area: approx. 131.9 sq. metres (1419.3 sq. feet)

Council Tax Band

C

Energy Performance Graph

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

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.

