



House - Mid Terrace (EPC Rating: C) Freehold

**CEIDRIM ROAD, GLANAMMAN, SA18 1BZ**

Reduced To

**£145,000**

**THOMAS**  
& THOMAS  
estate agents



# 3 Bedroom House - Mid Terrace located in Glanamman

Thomas & Thomas are delighted to present For Sale this charming 3 bedroom terraced home, offering picturesque views from the front. Inside, the property features an entrance hall, two spacious reception rooms, kitchen and a shower room. The first floor comprises three bedrooms, with the front rooms showcasing a countryside vista. Externally, there is a front forecourt and rear garden mainly laid to lawn. The property benefits from gas central heating and uPVC double glazing. This property is situated near a vast area of parkland and is conveniently located near Garnant Golf Course.

Council Tax Band - B. Freehold. EPC - C69. NO CHAIN.

## Ground Floor

With front entrance door leading into...

### Entrance Hallway

With laminate flooring, radiator and stairs to first floor.

### Reception Room 1

3.9 x 2.9 (12'9" x 9'6")

With radiator, laminate floor and window to the front.

### Reception Room 2

3.8 x 3.8 (12'5" x 12'5")

With radiator, feature fireplace, alcoves, under stairs cupboard, laminate floor and window to the rear.

### Kitchen

3.2 x 2.6 (10'5" x 8'6")

With a range of modern base and wall units, single drainer sink unit with mixer tap, electric hob with extractor above, electric oven, plumbing for automatic washing machine and space for fridge/freezer. Additional features include tiled floor, part tiled walls, tall panelled radiator, window to the side and door leading to the rear.

### Shower Room

With low level flush WC, vanity wash hand basin, shower cubicle with electric shower, heated towel rail, extractor fan, part tiled wall, tiled floor, wall mounted gas boiler providing domestic hot water and central heating and obscure glass window to the rear.

## First Floor

### Landing Area

With radiator and hatch to roof space

### Bedroom 1

4.2 x 2.8 (13'9" x 9'2")

With a radiator, a fireplace and a window to the front.

### Bedroom 2

3.4 x 2.6 (11'1" x 8'6" )

With radiator and window to the rear.

### Bedroom 3

3.2 x 2.2 (10'5" x 7'2")

With radiator and window to the front.

### External

Front: Gravelled front forecourt with parking for one car.

Rear: Patio area leading to enclosed tiered rear garden mainly laid to lawn.

### Services

Mains gas, electricity, water 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

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### Directions



Leave Ammanford on High Street and at the T-junction turn left onto Pontamman Road. Travel to the furthest end of the village of Glanamman then turn right immediately before the Half Moon Public House into Ceidrim Road, turn right again and the property can be found towards the end of the road on the left hand side, identified by our For Sale board.



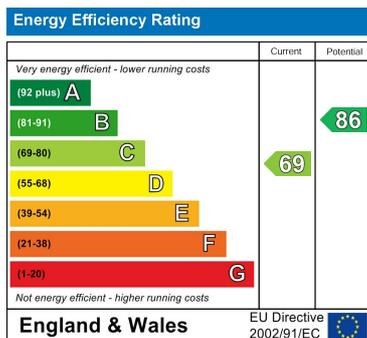
Ground Floor



Council Tax Band

**B**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@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.

