



House - End Terrace (EPC Rating:) Freehold

PARK STREET, AMMANFORD, SA18 2ET

Offers In The Region Of

£165,000

3 Bedroom House - End Terrace located in Ammanford

Thomas & Thomas are pleased to offer For Sale this End Terrace House situated in Betws, near local parks, schools, shops, leisure facilities and the scenic Betws Mountain with 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, space for dishwasher, space for tumble dryer and uPVC window to the side.

Bathroom

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

With low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle, radiator, fully tiled walls and floor, 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, rear lane access offering off road parking.

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

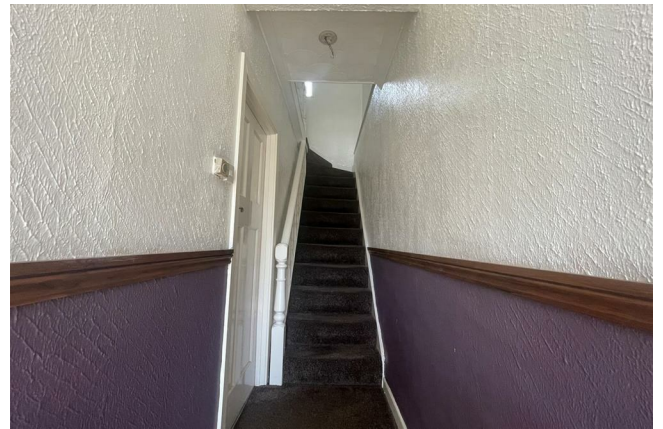
SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

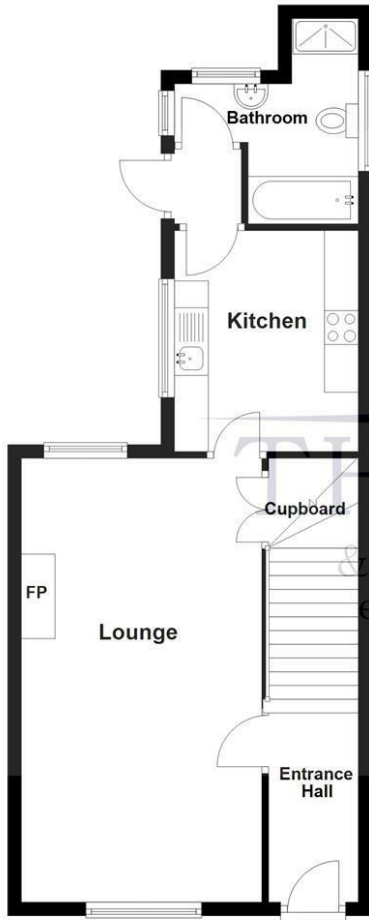
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DIRECTIONS

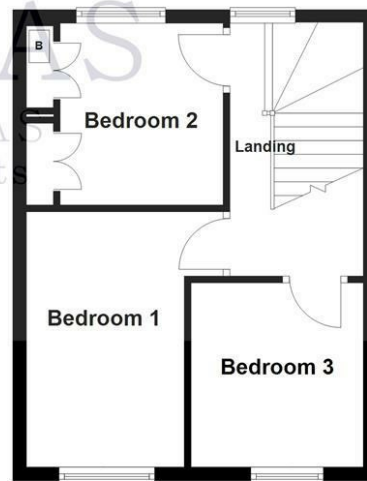
Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed straight over the first mini round about, left at the second then right at the third and over the river bridge. Pass the first left hand turn and the property can be found on the left identified by our for sale board.



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

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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.

