



House - Semi-Detached (EPC Rating: E) Freehold

**TIRYCOED ROAD, GLANAMMAN,  
AMMANFORD, SA18 2YE**

Reduced To

**£155,000**

# 3 Bedroom House - Semi-Detached located in Ammanford

We have pleasure in offering for sale this 3 Bedroom Semi Detached House situated on a side road located in the village of Glanamman offering local amenities of primary school, pharmacy, chip shop and local public house with further shopping facilities and good transport links just under 4 miles away at either Ammanford Town Centre or Pontardawe. The accommodation comprises Entrance Hallway, Lounge, Dining Room, Cloakroom, kitchen to the ground floor with 3 bedrooms and family bathroom on the first floor. Externally, there is a front forecourt and to the rear an enclosed garden with paved patio leading to lawned area. The property benefits from Oil Central Heating and uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC - E43

## Ground Floor

With front entrance door leading into...

### Entrance Hall

With radiator and stairs to first floor.

### Lounge

23'7" x 11'9"

With radiator, feature fireplace with an electric inset and an oak and marble surround and windows to both the front and rear of the property.

### Dining Room

12'5" x 10'5"

With radiator, fireplace, window to the side and a side door leading to the porch.

### Cloakroom

With low level flush WC and pedestal wash hand basin.

### Kitchen

11'1" x 7'2"

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, free standing cooker, plumbing for automatic washing machine, space for fridge/freezer, part tiled walls, laminate floor, coved ceiling and window to the rear.

## First Floor

### Landing

### Bedroom 1

14'5" x 10'5"

With radiator and window to the front.

### Bedroom 2

12'5" x 10'9"

With radiator and window to the side.

### Bedroom 3

9'10" x 10'5"

With radiator and window to the rear.

### Bathroom

7'6" x 5'10"

With low level flush WC, vanity wash hand basin, walk in shower enclosure, radiator, fully tiled walls and window to the front.

### External

Front: Parking to to the front with side pedestrian access.

Rear: With an outside WC and a basement housing the oil fired central heating boiler. The enclosed rear garden is mainly laid to lawn, with a variety of shrubs, bushes and wooden storage outbuilding.

### Services

Mains water, electric and drainage. Oil Tank.

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



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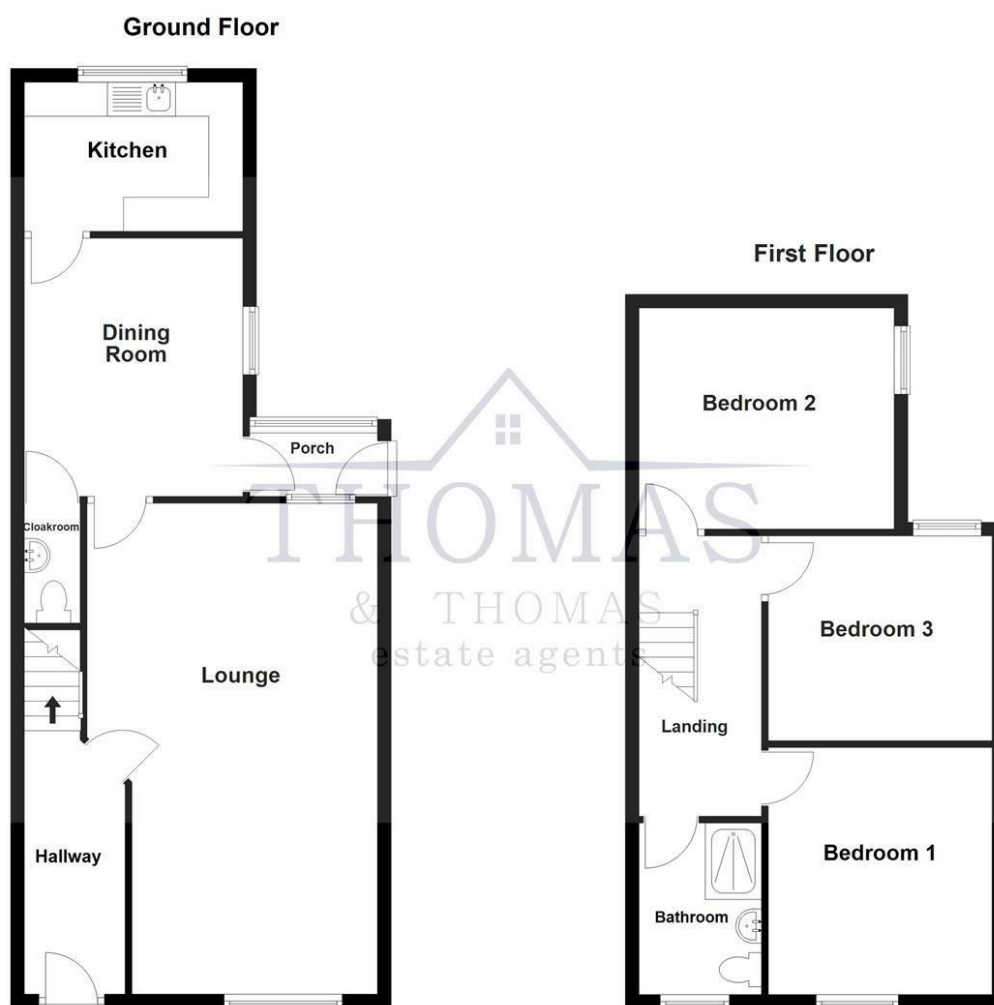
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### **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left signposted to the hospital. Follow the road round the bend into Tirycoed Road and the property can be found on the left hand side identified by our For Sale board.



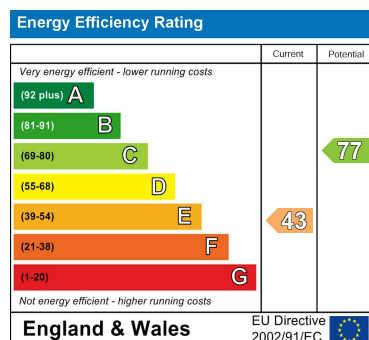
THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB



Council Tax Band

**C**

Energy Performance Graph



Call us on

**01269 597949**

**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.