



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

**VILLIERS ROAD, AMMANFORD, SA18 3HB**

Offers In The Region Of

**£165,000**

**THOMAS**  
& THOMAS  
estate agents



# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this 3 Bedroom Semi Detached Property, conveniently located to Ammanford Town Centre offering local amenities for shopping, leisure, schools and good transport links with the M4 Motorway just 6 miles away. The accommodation comprises, entrance hall, lounge, dining room, kitchen and shower room on the ground floor with 3 double bedrooms located on the first floor. The property benefits from gas central heating and uPVC double glazing. Externally there is an enclosed forecourt to the front with side pedestrian access to the rear leading to enclosed level garden, patio area and detached garage with roller doors.

Council Tax - C. Freehold. EPC- D56. NO ONWARD CHAIN

## Ground Floor

With front entrance door leading into...

### Entrance Hall

With stairs to first floor and radiator.

### Lounge

3.08 x 7.00 (10'1" x 22'11")

With radiator, fireplace and windows to the front and rear of the property

### Dining Room

3.8 x 3.0 (12'5" x 9'10")

With radiator and door leading into Kitchen and Shower Room

### Kitchen

5.8 x 1.8 (19'0" x 5'10")

With a range of base and wall units, single drainer sink unit with mixer taps, free standing gas cooker, tiled floor, window and door to the side of the property.

### Shower Room

3.0 x 3.2 (9'10" x 10'5")

With low level flush WC, pedestal wash hand basin, double shower, plumbing for automatic washing machine, Velux window, fully tiled walls and window to the rear of the property.

## First Floor

### Bedroom 1

3.2 x 5.2 (10'5" x 17'0")

With radiator and three windows to the front of the property.

### Bedroom 2

3.8 x 3.2 (12'5" x 10'5")

With radiator, cupboard housing wall mounted gas boiler providing domestic hot water and central heating and window to the rear of the property.

### Bedroom 3

3.4 x 3.2 (11'1" x 10'5")

With radiator and window to the rear of the property.

## External

Front: With front gated forecourt leading to front entrance door and path to the side leading to the rear of the property.

Rear: With level enclosed rear garden with patio area and small lawned area, rear lane access leading to detached garage (6.0 x 5.0) with roller door.

## Council Tax

- Band C

## 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)





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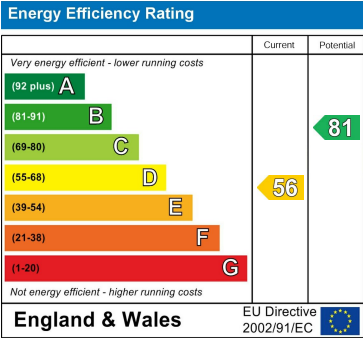
### **Directions**

Leave Ammanford on Wind Street and proceed through the traffic lights. After passing the zebra crossing turn first left into Villiers Road (the Primary school will be on the left hand side) and the property can be found towards the top of the road on the right hand side, identified by our For Sale board.



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.