



House - Semi-Detached (EPC Rating:) Freehold

BISHOP ROAD, AMMANFORD, SA18 3HA

Offers In The Region Of

£165,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Semi Detached House located in Bishop Road, Ammanford. This delightful semi-detached house with its prime location in Ammanford, you will enjoy the benefits of a friendly community while being close to local amenities and transport links. with the M4 Motorway just 6 miles away. The property comprises, two spacious reception rooms, kitchen and bathroom located on the ground floor and two well-proportioned bedrooms plus single bedroom on the first floor. Externally, the level enclosed, low maintenance rear garden, offering a private enclosed outdoor space ideal for those with children or pets. For those with vehicles, there is a garage at the side accessed via a driveway, providing additional storage or a secure space for your vehicle. The property benefits from Gas Central Heating and uPVC Double Glazing.

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

Ground Floor

Entrance Porch

1.1 x 1.8 (3'7" x 5'10")

Leading into....

Entrance Hall

With radiator, textured and coved ceiling and stairs to first floor

Reception Room 1

4.2 x 3.2 (into bay) (13'9" x 10'5" (into bay))

With radiator, textured and coved ceiling and bay window to the front of the property.

Reception Room 2

3.6 x 4.2 (11'9" x 13'9")

With radiator, textured and coved ceiling and window to the side of the property.

Kitchen

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

With a range of base and wall units, display cabinets, stainless steel sink unit with mixer taps, free standing gas cooker, plumbing for automatic washing machine, under stairs cupboard housing wall mounted gas boiler providing domestic hot water and central heating, radiator, panelled coved ceiling, fully tiled walls and window to the rear of the property.

Rear Porch

1.6 x 2.2 (5'2" x 7'2")

With door leading to the side of the property and Bathroom

Bathroom

2.0 x 2.1 (6'6" x 6'10")

With low level flush WC, pedestal wash hand basin,

panelled bath with overhead shower attachment and screen, radiator, coved ceiling, fully tiled walls and window to the rear of the property.

Landing area

With hatch to roof space.

Bedroom 1

4.8 x 3.0 (into bay) (15'8" x 9'10" (into bay))

With radiator, coved ceiling and bay window to the front of the property.

Bedroom 2

3.0 x 3.3 (9'10" x 10'9")

With radiator, coved ceiling and window to the rear of the property.

Bedroom 3

2.4 x 2.0 (7'10" x 6'6")

With radiator, coved ceiling and window to the front of the property.

External

Front: With enclosed front forecourt, side driveway leading to detached garage (6.0 x 3.0) with up and over door.

Rear: With enclosed low maintenance rear garden with outbuildings and greenhouse.

Services

Mains gas, electricity, water and drainage.

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.



Any appliances and services listed on these details have not been tested.

VIEWINGS

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

SOCIAL MEDIA

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Directions

Leave Ammanford on Wind street. Proceed straight across the roundabout then take the third exit to the left (approx 1/4 mile) onto Bishop Road and the property can be found on the right hand side, identified by our For Sale board.



Ground Floor



First Floor



Total area: approx. 107.7 sq. metres (1159.0 sq. feet)

Council Tax Band

B

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		

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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.

