





House - Mid Terrace (EPC Rating: D) Freehold

CWMAMMAN ROAD, GLANAMMAN, AMMANFORD, SA18 1EJ

Offers In The Region Of

£145,000

THOMAS & THOMAS estate agents

2 1 2 D

2 Bedroom House - Mid Terrace located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Mid Terrace House which has been fully renovated located within the small village of Glanamman which offers a mini supermarket, petrol station and post office with further shopping, leisure facilities approximately 2 miles away in Ammanford Town Centre . The accommodation comprises Hallway, 2 Reception Rooms and Kitchen on the ground floor with 2 Double Bedrooms and Bathroom located on the first floor. Externally there is a rear garden with storage outbuildings. The property benefits from Gas Central Heating and uPVC Double Glazing. Council Tax Band - B. Freehold. EPC - D67. NO ONWARD CHAIN.

Ground Floor
With front entrance door leading into....

Entrance Hall
With radiator and stairs to first floor.

Lounge
4.0 x 3.0 (13'1" x 9'10")
With radiator, fireplace with alcoves either side and window to the front of the property.

Dining Room
4.2 x 3.8 (13'9" x 12'5")
With radiator and window to the rear of the property.

Kitchen
3.0 x 2.4 (9'10" x 7'10")
With a range of base and wall units, stainless steel sink unit with mixer taps, integrated electric cooker with extractor hood above, washing machine, fridge freezer, radiator, partial respatex wall panels, window to the rear and door leading to the side of the property.

First Floor

Landing
With hatch to roof space and window to the rear of the property.

Bedroom 1
3.6 x 3.0 (11'9" x 9'10")
With radiator and window to the front of the property.

Bedroom 2
3.5 x 3.2 (11'5" x 10'5")
With radiator, storage cupboard with wall mounted gas boiler providing domestic hot water and central heating and window to the rear of the property.

Bathroom
2.8 x 2.2 (9'2" x 7'2")
With low level flush WC, pedestal wash hand basin, bath with shower attachment, radiator, partial respatex wall panels, and window to the front of the property.

External
Front: Set back from the Main Road

Rear: With garden area mainly laid to lawn, brick built storage shed, Pedestrian Right of Way.

SERVICES
Mains gas, electricity, water and drainage.

Council Tax
Band - B

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 Thomas & Thomas Estate Agents on 01269 597949 or email ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA
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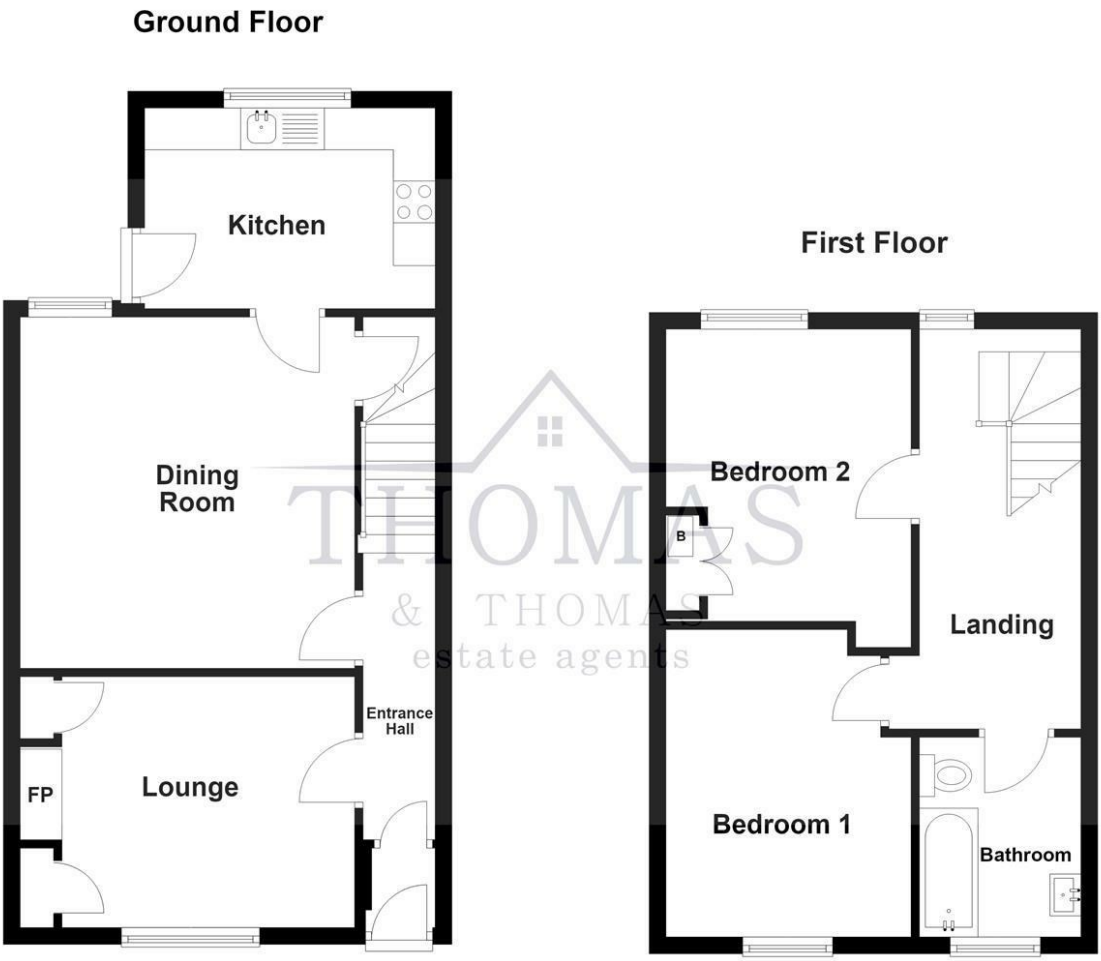
DIRECTIONS



Leave Ammanford on High Street, at the junction turn left onto Pontamman Road and travel approximately 2.5 miles into the village of Glanamman, on reaching the speed camera sign the property can be located on the left hand side and identified by our For Sale Board.





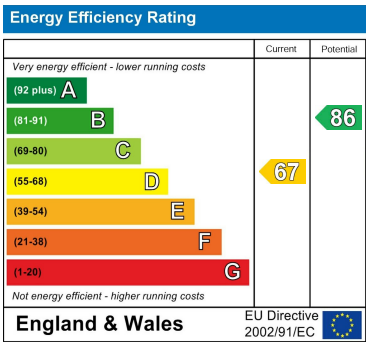


Total area: approx. 80.8 sq. metres (870.1 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

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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.