



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

# PANTYFFYNNON ROAD, AMMANFORD, SA18 3HH

Offers In The Region Of

## £245,000

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this immaculate Semi Detached property located within the small village of Pantyffynnon on the outskirts of Ammanford Town Centre with all it's amenities for shopping, leisure facilities, transport links, schools and the M4 Motorway approximately 5 miles away at Junction 49. The property comprises an Entrance Hall, Lounge, Kitchen with Dining Area, Cloakroom with Utility Room on the Ground Floor and 3 Bedrooms (One En-Suite) and Bathroom on the First Floor. Externally, there is a large paved driveway leading to a double garage and rear garden mainly laid to lawn. The property benefits from Gas Central Heating, Solar Panels & uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC - C76.

## Ground Floor

With front entrance door leading into...

### Entrance Porch

With radiator, coat hooks, part tiled walls, tiled floor, coved and textured ceiling and door leading into...

### Lounge

5.32 x 4.68 (17'5" x 15'4")

With two radiators, electric inset fireplace, ornate coved ceiling, laminate flooring, stairs to first floor and window to the front of the property.

### Inner Hallway

With part tiled walls, LVT flooring, coved and textured ceiling, door to side leading out to driveway, door into Utility with Cloakroom and door into Kitchen with Dining Area.

### Utility with Cloakroom

3.01 x 1.5 (9'10" x 4'11")

With low level flush WC, pedestal wash hand basin, extractor fan, radiator, fully tiled walls, LVT flooring, textured and coved ceiling, fitted work surface with plumbing for washing machine and space for tumble dryer.

### Kitchen with Dining Area

4.67 x 3.28 (15'3" x 10'9")

With a range of fitted modern base and wall units with marble effect worktops, 4-ring gas hob with extractor above and electric oven below, stainless steel single drainer sink unit with mixer tap, integrated dish washer, space for an American style fridge/freezer and wall mounted gas boiler providing domestic hot water and central heating. Additional features include radiator, LVT flooring, coved ceiling, window to the rear and French double doors leading out to the rear garden.

## First Floor

## Landing

With hatch to roof space, airing cupboard, coved and textured ceiling.

### Master Bedroom

3.18 x 3.81 (10'5" x 12'5")

With radiator, coved and textured ceiling, fitted wardrobe, window to rear and door to...

### En-Suite

With low level flush WC, pedestal wash hand basin, shower enclosure with mains shower and Respatex surrounding, extractor fan, radiator, coved ceiling, tiled wall, LVT flooring and obscure glass window to the rear.

### Bedroom 2

3.21 x 2.72 (10'6" x 8'11")

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

### Bedroom 3

3.71 x 2.72 (12'2" x 8'11")

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

### Bathroom

2.68 x 1.81 (8'9" x 5'11")

With low level flush WC, vanity wash hand basin, bath with overhead shower mains shower, extractor fan, radiator, coved and textured ceiling, tiled walls, LVT floor and obscure glass to the side.

### External

Front: Block paved driveway, gates to side leading to further parking, detached double garage with up and over door, electric and power points connected.

Rear: Gated side entrance from driveway leading to further parking and detached garage, block paved patio area, further paved patio area, lawned area, external tap, external lights.





### Services

Mains, gas, electricity, water and drainage.

Solar Panels on front roof of Property and also the Garage roof, owned fully, awaiting certificate. Fully Transferrable to New Owner

### Council Tax

- Band C.

### NOTE

All photographs have been taken using a wide angle lens.

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

### Viewings

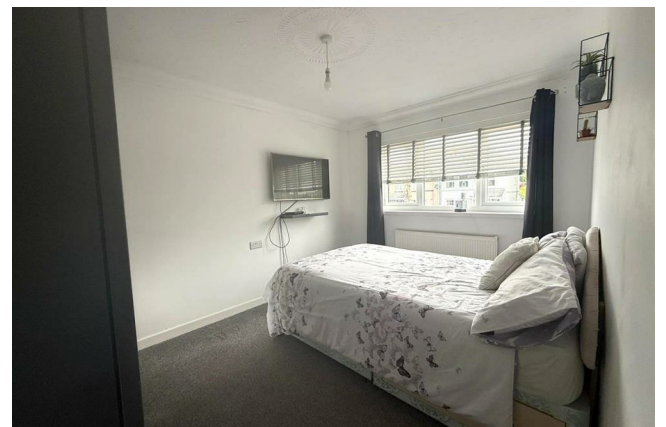
By appointment with the selling agent on 01269 597949 or email [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### Social Media

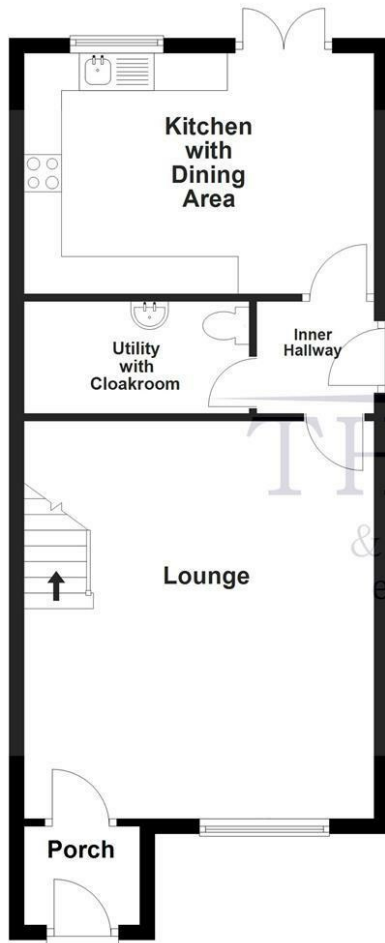
Follow us on Facebook: Thomas & Thomas Estate Agents  
Follow us on Instagram and X: ThomasThomas\_EA

### Directions

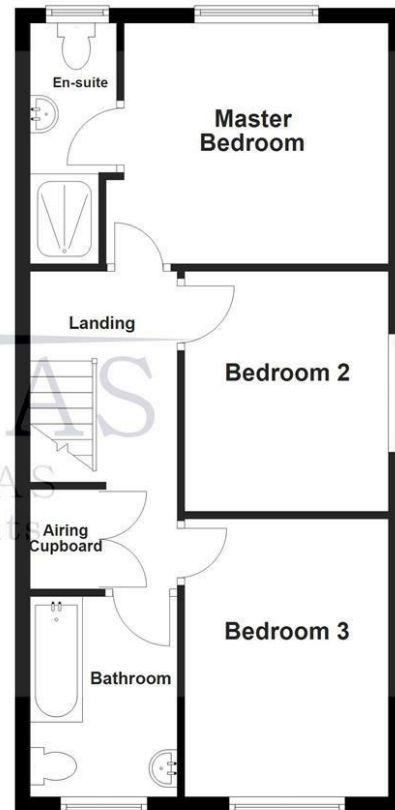
Leave Ammanford on Wind Street, proceed through the traffic lights then fork left into New Road, continue down to the village of Pantyffynnon and the property can be found on the left hand side identified by our for sale board.



Ground Floor



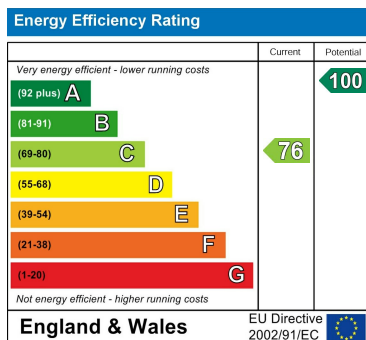
First Floor



Council Tax Band

**C**

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.

