



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

# OLD ROAD, AMMANFORD, SA18 2ED

Offers In The Region Of

# £275,000

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Recently Modernised and Well Presented Semi Detached House conveniently located in a popular area within walking distance of Ammanford Town Centre with all it's amenities for shopping, leisure, schools and good transport links with the M4 Motorway approximately 6 miles away at Junction 49. The accommodation comprises, entrance porch, hallway, cloakroom, lounge, open plan kitchen and dining area and the addition of a conservatory on the ground floor with 3 bedrooms and bathroom located on the first floor. Externally there is off road parking, and a level enclosed rear garden. The property benefits from Gas Central Heating and uPVC Double Glazing.

Freehold. Council Tax Band - D. EPC- D58. VIEWING HIGHLY RECOMMENDED

## Ground Floor

With entrance door leading to..

### Porch

With tiled floor, cloakroom and door leading into entrance hall.

### Cloakroom

1.21 x 1.09 (3'11" x 3'6")

With low level flush WC, vanity wash hand basin, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, part tiled walls, tiled floor and window to the side of the property.

### Entrance Hall

With tiled floor, radiator and stairs leading to first floor.

### Lounge

4.26 x 3.66 (13'11" x 12'0")

With radiator, laminate flooring, feature fireplace with oak mantle with inset log burner and bay window to the front of the property.

### Open Plan Kitchen/Dining Room

6.4 x 3.6 (20'11" x 11'9")

With a range of modern base and wall units, single drainer sink unit with mixer taps, 5 ring gas hob set within breakfast bar with downlights above, eye level double oven, integrated dishwasher, integrated fridge/freezer, spotlights, tiled floor, modern radiator windows to the side and rear and double doors leading to conservatory.

### Conservatory

3.2 x 2.7 (10'5" x 8'10")

With full glass, insulated roof and doors opening out onto patio area.

## First Floor

### Landing Area

With hatch to roof space and vertical radiator.

### Bedroom 1

3.7 x 3.6 (12'1" x 11'9")

With radiator and Bay window to the front of the property.

### Bedroom 2

3.66 x 2.77 (12'0" x 9'1")

With radiator and window to the rear of the property.

### Bedroom 3

2.73 x 3.07 (8'11" x 10'0")

With radiator and window to the rear of the property.

### Family Bathroom

2.7 x 1.8 (8'10" x 5'10")

With vanity unit enclosing low level flush WC and wash hand basin, panelled bath with free standing tall tap with shower attachment, shower cubicle, extractor fan, modern heated towel rail, part tiled walls, tiled floor and window to the side of the property.

### External

Front: With front forecourt and off road parking with side pedestrian access leading to the rear of the property.

Rear: With level paved patio area, artificial turf and storage out-building.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

- Band D



## 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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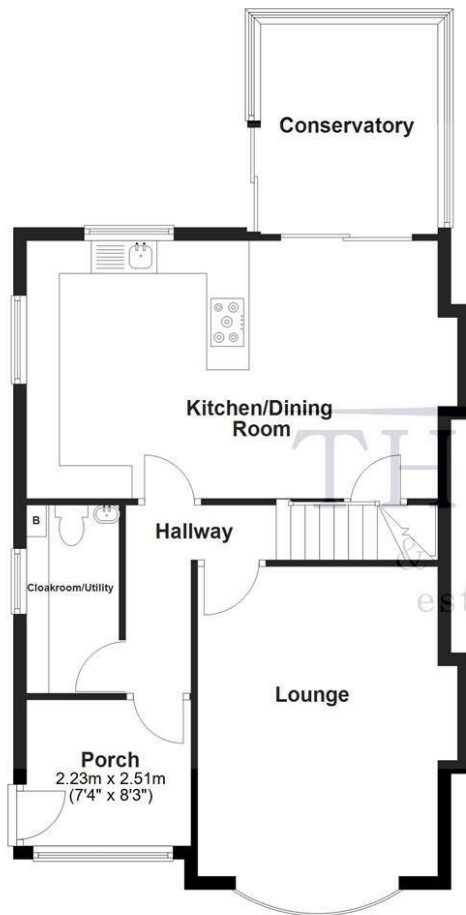
## Directions

Leave Ammanford along College Street, and continue for approximately half a mile and take the fifth turning right, driving to the right hand side of the Bonllwyn Green and the property can be located on the left hand side and identified by our For Sale board.



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

## Ground Floor



## First Floor

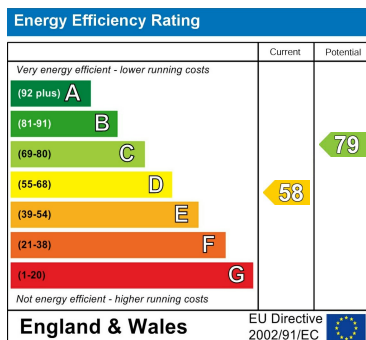


Total area: approx. 114.0 sq. metres (1227.2 sq. feet)

Council Tax Band

**D**

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.