



House - End Terrace (EPC Rating: C) Freehold

**PENYBANC ROAD, AMMANFORD, SA18  
3QS**

Reduced To

**£155,000**

# 3 Bedroom House - End Terrace located in Ammanford

Thomas & Thomas Estate Agents has the pleasure in offering For Sale this End Terraced Property, conveniently located to the town centre of Ammanford and ideal for First Time Buyers. Ammanford Town Centre offers a range of shopping and leisure facilities with riverside walks and cycle paths and well known retailers, primary and secondary schools and good transport links with the M34 Motorway approximately 6 miles away at Junction 49. The accommodation comprises Entrance Hallway, Lounge/Diner, Kitchen, Pantry and Utility Room on the ground floor with 3 Bedrooms and a Bathroom located on the first floor. Externally, the property offers parking to the front and rear, with side access and a level lawned garden with patio area. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - C69. NO ONWARD CHAIN.

## Ground Floor

Entrance door leading into...

## Vestibule

With tiled floor and door to...

## Entrance Hall

With radiator, stairs to first floor and laminate floor.

## Lounge/ Diner

6.82 x 3.79 (22'4" x 12'5")

With radiators, under stairs cupboard, laminate floor and a window to the front and rear of the property.

## Kitchen

3.53m x 2.90m (11'7" x 9'6")

With a range of base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring ceramic electric hob with extractor above and electric oven under, tall panelled radiator, part tiled walls, tiled floor and window to the side.

## Pantry

1.41 x 1.68 (4'7" x 5'6")

With tiled floor and window to the rear.

## Lean to Utility

3.47 x 1.43 (11'4" x 4'8")

With plumbing for automatic washing machine, space for tumble dryer, polycarbonate roof, windows to the rear and door leading to the garden.

## First Floor

## Landing

With radiator and hatch to roof space.

## Bedroom 1

3.72 x 2.64 (12'2" x 8'7")

With radiator and window to the front.

## Bedroom 2

3.05 x 2.93 (10'0" x 9'7")

With radiator and window to the rear.

## Bedroom 3

2.73 x 2.10 (8'11" x 6'10")

With radiator and window to the front.

## Bathroom

3.74 x 2.95 (12'3" x 9'8")

With low level flush WC, vanity wash hand basin, panelled bath, corner shower cubicle with mains shower, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator, part tiled walls, laminate floor and obscure glass window to the side.

## External

Front: With parking to the front and side access to property.

Rear: With level rear garden mainly laid to lawn with patio area, outside WC and rear vehicular access for ample parking.

## Services

Mains gas, water, electric and drainage.

## Council Tax

- Band B.

## 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)

### Social Media

Follow us on Facebook: Thomas & Thomas Estate Agents

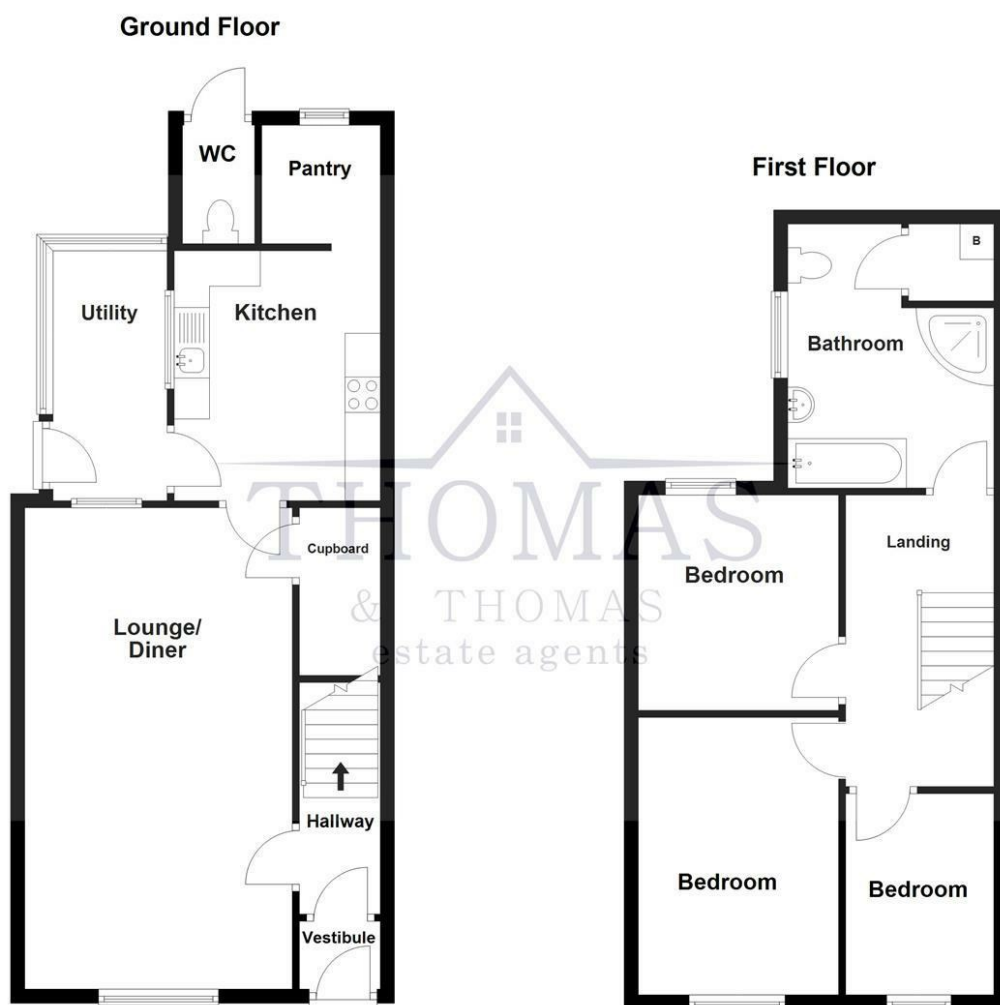
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### Directions

Leave Ammanford on Wind Street and proceed straight over the roundabout, follow the road for approximately 1.5 miles into Penybanc and the property can be found on the left hand side, identified by our For Sale board.



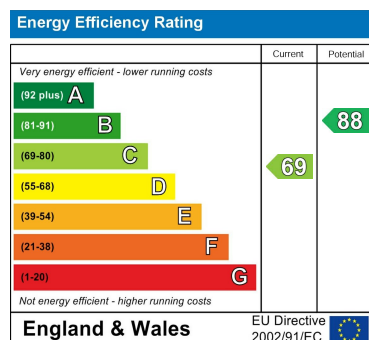
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Council Tax Band

**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.

