



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

**WATERLOO ROAD, AMMANFORD, SA18
3RY**

Offers In The Region Of

£195,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Semi Detached property located in the village of Capel Hendre offering a small supermarket and public house with a distance of approximately 4 miles to Ammanford Town Centre with further amenities for shopping, leisure facilities and good transport links. The accommodation comprises, Entrance Hall, Lounge/Dining Room, Kitchen with Utility Room located on the ground floor with 3 Bedrooms and Family Bathroom on the first floor. Externally there is an outside WC, storage sheds and patio area with raised lawn garden to the rear and front paved area ideal for parking. The property benefits from Gas Central Heating and uPVC Double Glazing.

Freehold. Council Tax Band - C. EPC - F23. VIEWING RECOMMENDED

Ground Floor

Front entrance door leading into...

Entrance Hall

With stairs to first floor, coved ceiling, original tile floor and coat hooks.

Lounge

9.37 x 4.32 (30'8" x 14'2")

With radiator, coved ceiling, multi fuel log burner with brick surround and window to the front.

Kitchen

4.75 x 4.29 (15'7" x 14'0")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, 4-ring gas hob with extractor above and electric oven below, space for fridge/freezer, radiator, under stairs cupboard, dining area, coved ceiling and window to the side.

Utility Room

4.75 x 1.29 (15'7" x 4'2")

With radiator, plumbing for automatic washing machine and dishwasher, space for tumble dryer, gas boiler providing domestic hot water and central heating, window to the side, polycarbonate roof and door leading to the rear.

First Floor

Landing

With hatch to roof space and coved ceiling.

Bedroom 1

4.37 x 2.97 (14'4" x 9'9")

With radiator, coved ceiling and window to the side.

Bedroom 2

2.98 x 2.65 (9'9" x 8'8")

With radiator and window to the front.

Bedroom 3

3.48 x 2.65 (11'5" x 8'8")

With radiator and window to the rear.

Bathroom

2.48 x 1.58 (8'2" x 5'2")

With low level flush WC, pedestal wash hand basin, bath with overhead mixer shower, heated towel rail, laminate floor, part tiled walls, coved ceiling and obscure glass window to the front.

External

Front: With paved driveway and side access to the property.

Rear: With two storage buildings, an outside WC, paved patio & garden area following onto a garden mainly laid to lawn and a Summer House.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold

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 agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk



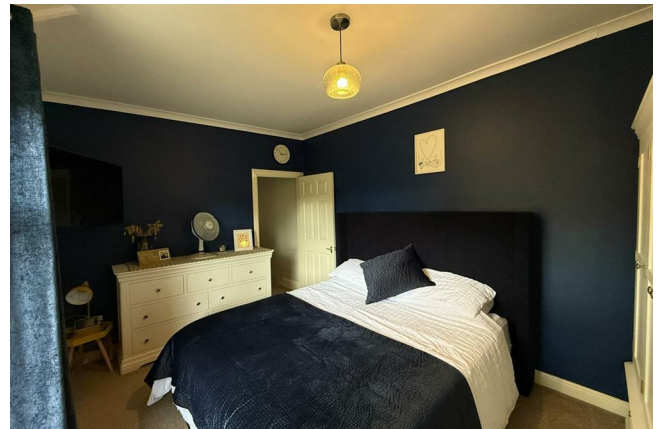
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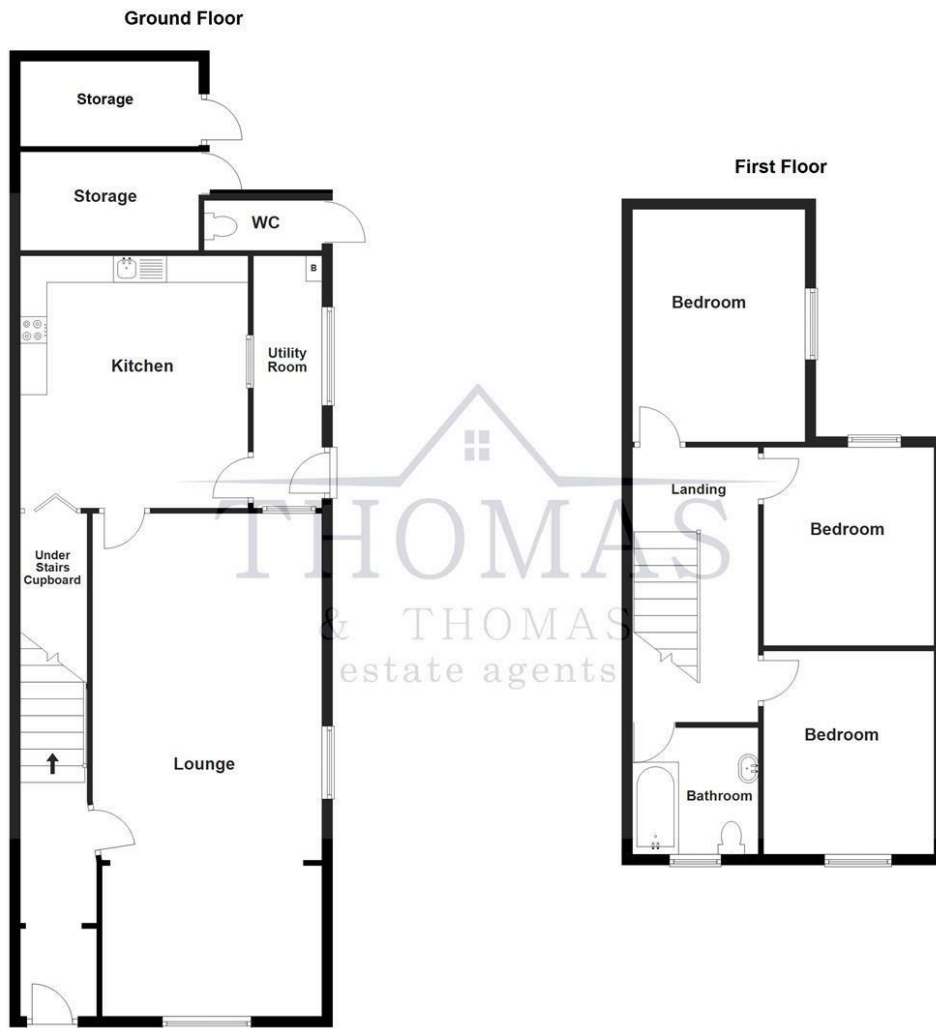
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Directions

Leave Ammanford along Wind Street, proceed through the traffic lights in the direction of Tycroes, continue for approximately 3 miles, after passing the Mountain Gate turn first right to Capel Hendre, continue for approximately 2 miles along Waterloo Road and take the first turning left signposted Black Lion Road, (after Dragon Fuels) and immediately left again, the property can be found on the right hand side.

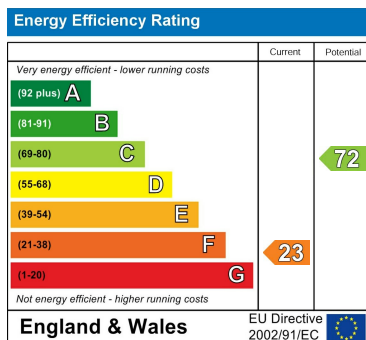




Council Tax Band

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.

