



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

## TREFORIS, AMMANFORD, SA18 2RA

Offers In The Region Of

# £157,500

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Semi Detached house located within the small village of Betws on the outskirts of Ammanford Town Centre offering shopping amenities, leisure facilities, good transport links with the M4 Motorway approximately 6 miles away at Junction 49. The property offers good sized accommodation and comprises, entrance hall, lounge, kitchen/diner, wet room on the ground floor with 3 bedrooms and family bathroom located on the first floor. Externally there is off road parking at the front of the property and pedestrian path leading to the enclosed rear garden with shed. The property benefits from Oil Central Heating and uPVC Double Glazing.

Council Tax Band - A. Freehold. EPC- D58. Ideal for First Time Buyers. NO ONWARD CHAIN

## Ground Floor

### Entrance Hall

With radiator, under stairs cupboard, storage cupboard and stairs to first floor

### Lounge

4.2 x 4.2 (13'9" x 13'9")

With radiator and uPVC double glazed window to the front

### Kitchen/Diner

5.6 x 3.6 reducing to 2.4 dining area (18'4" x 11'9" reducing to 7'10" dining area)

With radiator, base and wall units, one and a half bowl single drain sink unit, calor gas hob, oven with over head extractor, cupboard housing oil fired central heating boiler, part tiled walls, uPVC double glazed windows to the side and rear, and a door to rear hallway.

### Rear hallway / Storage Area

Rear hallway with side door and radiator

### Wet Room

2 x 3 (6'6" x 9'10")

With radiator, Low level flush WC, shower, extractor fan, part tiled walls. tiled floor and uPVC double glazed window to the rear.

### First Floor

uPVC double glazed window to the side.

### Bedroom 1

3.4 x 3.4 (11'1" x 11'1")

With radiator and uPVC double glazed window to the front

### Bedroom 2

3.8 x 3.5 (12'5" x 11'5")

With radiator, Airing cupboard and uPVC double glazed window to the rear.

### Bedroom 3

2.4 x 2.6 (7'10" x 8'6")

With radiator and uPVC double glazed window to the front.

### Bathroom

2.5 x 2.2 (8'2" x 7'2")

With radiator, low level flush WC, vanity wash hand basin, bath, part tiled walls, uPVC window to the side and rear.

### External

Front - Off Road Parking several cars

Rear level lawn, timber built out building and Oil Tank.

### Services

Mains electricity, water and drainage. Oil Tank.

### Council Tax

Band- A

### 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**

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### **Directions**

Leave Ammanford on Wind Street, at the traffic lights turn left. Continue straight over the first mini roundabout, left at the second mini roundabout then right at the third, over the river bridge and follow the road around to the right towards Betws. Go past the school and continue until you find Treforis on the left hand side and the property can be found on the left hand side identified by our For Sale board



**Ground Floor**



**First Floor**

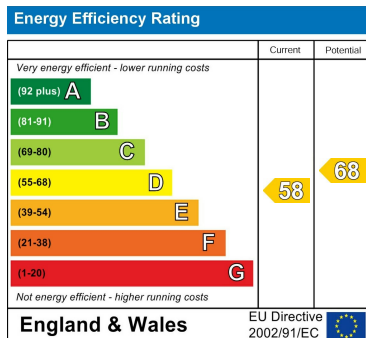


Total area: approx. 103.1 sq. metres (1109.8 sq. feet)

Council Tax Band

**A**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

<https://www.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.

