



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

# TREFORIS, AMMANFORD, SA18 2RA

Offers In The Region Of

# £159,500

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Semi Detached home 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, conservatory 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 outbuildings. The property benefits from Oil Central Heating and uPVC Double Glazing.

Council Tax Band - A. Freehold. EPC- D57. Ideal for First Time Buyers.

## Ground Floor

With front entrance door leading into...

### Entrance Hall

With radiator, wood effect vinyl flooring, storage cupboard, stairs to first floor with under stairs cupboard and window to the side of the property.

### Lounge

4.39 x 4.11 (14'4" x 13'5")

With radiator, coved ceiling and window to the front of the property.

### Kitchen

5.8 x 2.4 (19'0" x 7'10")

With a range of modern base and wall units, display cabinets, one and a half bowl stainless steel sink unit with spray mixer taps,, electric hob with extractor above, space for automatic washing machine, wooden block breakfast bar, double electric oven, wood effect vinyl flooring, radiator and window to the front of the property.

### Conservatory

3.78 x 3.02 (12'4" x 9'10")

With two radiators, central ceiling light, wood effect vinyl flooring and French Door leading out to the patio area.

### First floor

With hatch to roof space and window to the side of the property.

### Bedroom 1

3.96 x 3.28 (12'11" x 10'9")

With radiator, fitted wardrobes, laminate flooring and window to the rear of the property.

### Bedroom 2

3.2 x 3.9 (10'5" x 12'9")

With radiator and window to the front of the property.

### Bedroom 3

2.92 x 2.25 (9'6" x 7'4")

With radiator, laminate flooring and window to the front of the property.

### Family Bathroom

2.24 x 1.63 (7'4" x 5'4")

With low level flush WC, vanity unit with inset wash hand basin with mixer taps, "P" shaped bath with shower screen and electric shower, Respatex covered walls, vinyl flooring and window to the rear of the property.

### External

Front: With hardstanding to the front providing ample parking and pedestrian access to rear.

Rear: Enclosed private rear garden with steps to lawned area, storage and outbuilding, Oil Tank and External Free Standing Oil Boiler.

### 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**

Follow us on Facebook: Thomas & Thomas Estate Agents

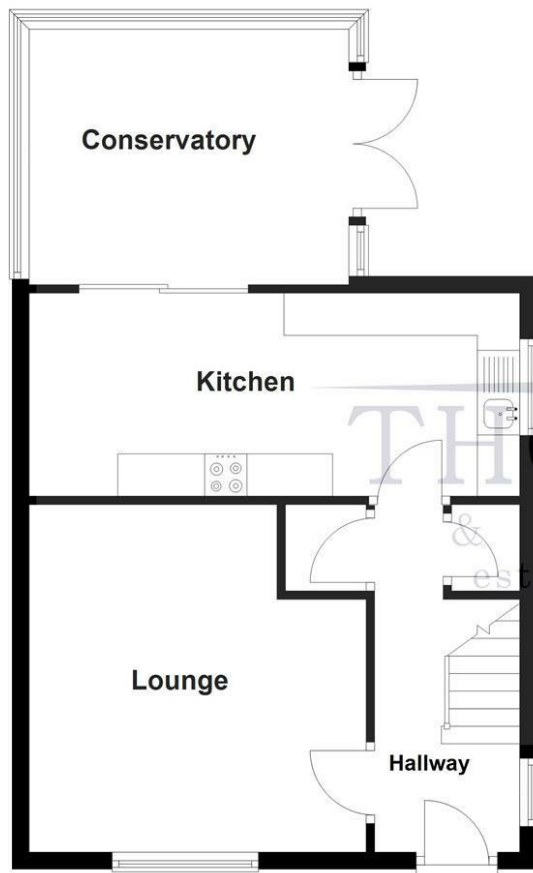
Follow us on Instagram and X: ThomasThomas\_EA

### **Directions**

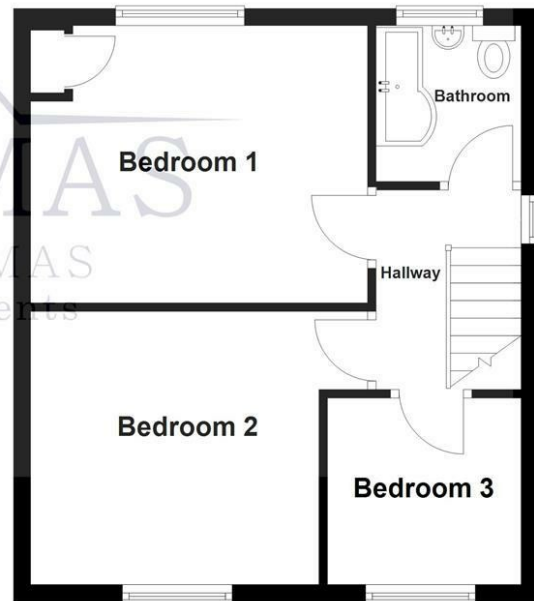
Leave Ammanford on Wind Street, at the traffic lights turn left. Continue straight over the first mini roundabout, left at the second mini roundabout then right at the third, over the river bridge and follow the road around to the right towards Betws. Go past the school and continue until you find Treforis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



## Ground Floor



## First Floor

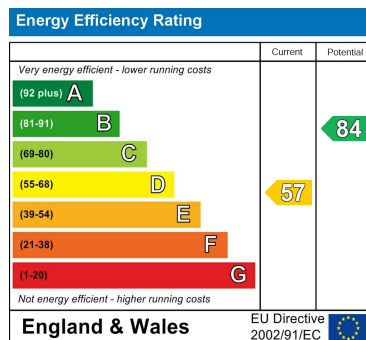


Total area: approx. 90.2 sq. metres (971.2 sq. feet)

Council Tax Band

**A**

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.

