



House - Townhouse (EPC Rating: B) Freehold

MAES YR HAF, AMMANFORD, SA18 3TR

Offers In The Region Of

£220,000

3 Bedroom House - Townhouse located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Immaculately Presented Semi Detached Townhouse located on the outskirts of Ammanford Town Centre offering amenities for shopping, leisure, schools and good transport links. The spacious accommodation comprises, entrance hall, cloakroom, lounge/dining room and kitchen on the ground floor with 2 double bedrooms and bathroom located on the first floor and a Master Bedroom with en-suite and dressing room. Externally there are two allocated parking spaces to the front and easy to maintain rear garden backing onto open countryside. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band- D. Freehold. EPC- B83. Ideal First Time Buyers Property.

Ground Floor

Front entrance door leading into...

Entrance Hall

With under floor heating, laminate flooring, stairs to first floor, spotlights and cupboard housing plumbing for automatic washing machine.

Lounge

5.4 x 4.5 (17'8" x 14'9")

With under floor heating, laminate flooring, under stairs cupboard, window to the side, French doors to the rear and opening into Kitchen

Kitchen

3.48 x 2.44 (11'5" x 8'0")

With a range of modern base and wall units, open shelving, white single bowl sink unit with mixer taps, gas hob with extractor above, eye level double oven, integrated dishwasher, under floor heating, laminate flooring, cupboard housing gas boiler providing domestic hot water and central heating and window to the front of the property.

Cloakroom

With low level flush WC, pedestal wash hand basin, under floor heating, laminate flooring, extractor fan and window to the front of the property.

First Floor

Landing Area

With stairs to 2nd floor

Bedroom 2

4.5 x 3.05 (14'9" x 10'0")

With radiator and window to the front of the property.

Bedroom 3

4.52 x 3.35 (14'9" x 10'11")

With radiator and window to the rear of the property.

Bathroom

2.29 x 1.98 (7'6" x 6'5")

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower and glass screen, extractor fan, radiator, spotlights, part tiled walls and window to the side of the property.

Second Floor

Master Bedroom

6.32 x 4.52 (20'8" x 14'9")

With radiator, two velux windows to the rear and window to the side of the property.

En- Suite

3.02 x 2.24 (9'10" x 7'4")

With low level flush WC, vanity unit with inset pedestal wash hand basin, shower cubicle, extractor fan, part tiled walls, tiled floor velux style window to the front.

Dressing Room

3.46 x 2.16 (11'4" x 7'1")

With velux window to the rear of the property.

External

Front: With allocated parking spaces for two vehicles and side pedestrian access leading to rear garden.

Rear: With easy to maintain garden with paved patio and gravelled area backing onto open countryside.

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

SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions

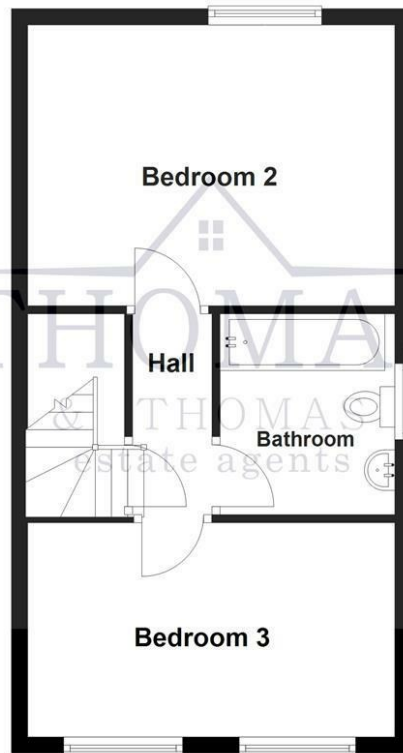
Leave Ammanford on College Street then turn third left into Station Road. Turn second right and proceed over the level crossing and up the hill. Turn right into Maes Yr Haf and first right and the house can be found directly in front of you. and identified by our For Sale Board.



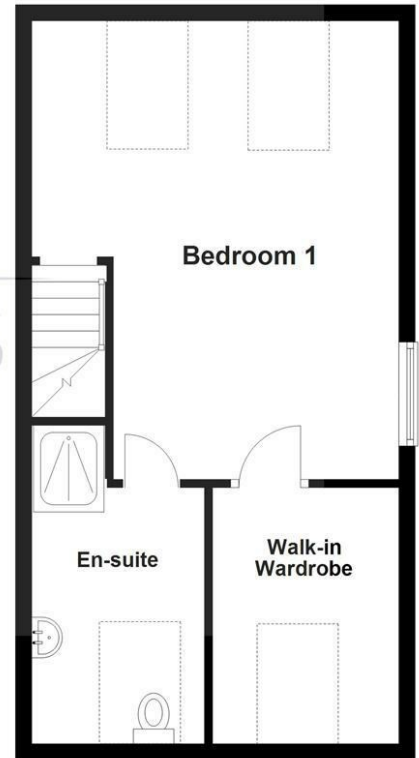
Ground Floor



First Floor



Second Floor

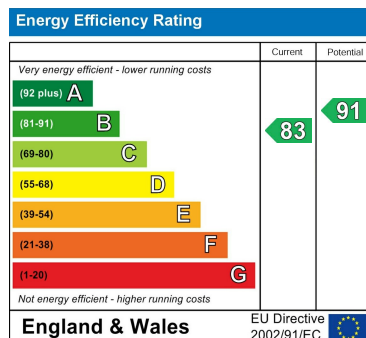


Total area: approx. 120.6 sq. metres (1298.3 sq. feet)

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.