



House - End Terrace (EPC Rating: C) Freehold

## HEOL Y FELIN, AMMANFORD, SA18 2HL

Offers In The Region Of

# £275,000

# 3 Bedroom House - End Terrace located in Ammanford

Thomas & Thomas are pleased to offer For Sale this well presented End of Terrace house located in Betws, ideally located near the local park, schools, shops, leisure facilities and the scenic Betws Mountain. Further Amenities located just half a mile from Ammanford Town Centre. The accommodation comprises, Entrance Hall, Lounge, Open Plan Kitchen with Dining and Living area, Utility and a 4-piece Bathroom Suite on the ground floor with Three Bedrooms and Shower Room on the first floor. Externally, the property offers an enclosed front forecourt, parking area and EV charge point, along with an attractive paved and brick & stone blend tiered rear garden, leading to a lawned area. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band- B. Freehold. EPC- C78. VIEWING HIGHLY RECOMMENDED

## Ground Floor

With covered front entrance door leading into...

### Entrance Hall

With under floor heating, stairs to first floor with under stairs storage and wooden flooring.

### Lounge

4.01m x 2.95m. (13'1" x 9'8".)

With under floor heating, wooden flooring, feature brick built fireplace with inset multi fuel burner and oak mantle and window to the front of the property.

### Open Plan Kitchen/Dining/Living Area

5.89m x 4.27m. max (19'3" x 14'0". max)

With a range of modern base and wall units, display cabinets, ceramic Belfast sink unit with spray tap, Kenwood Electric Oven/Gas Hob Range with extractor above, integrated dishwasher, under floor heating, part tiled walls, ceramic floor tiles window to the rear and opening into large Dining and Living Area, ideal for modern living which is approximately 4.11m x 9.6m with wooden flooring, spotlights, Velux rear windows and Patio Doors leading to Paved Patio Area.

### Utility Room

2.95m. x 2.39m (9'8". x 7'10")

With base units, one and a half bowl stainless steel sink unit with mixer taps, plumbing for automatic washing machine, under floor heating, wooden flooring and window to the side of the property.

### Bathroom

3.61m x 2.92m (11'10" x 9'6")

With low level flush WC, suspended wooden shelf with in built twin bowl wash hand basins below a white washed brick feature wall, free standing bath, double shower cubicle, spotlights, extractor fan, part tiled walls, tiled floor and window to the side of the property.

## First Floor

## Landing Area

With hatch to roof space.

### Bedroom 1

4.11m x 3.47 (13'5" x 11'4")

With radiator and window to the front of the property.

### Bedroom 2

3.94m x 3.36 (12'11" x 11'0")

With radiator and window to the rear of the property.

### Bedroom 3

2.64m x 2.44m (8'7" x 8'0")

With radiator and window to the rear of the property.

### Shower Room

1.22m x 1.48m (4'0" x 4'10")

With low level flush WC, pedestal wash hand basin, shower cubicle, extractor fan, heated towel rail, part tiled walls and window to the front of the property.

### External

Front: With enclosed front forecourt leading to front entrance door and side parking area with Electric car charging port.

Rear: With paved patio area immediately behind the house overlooking the tiered garden which is predominantly laid to lawn with raised beds and shaded by mature trees. Basement entry ideal for storage with gas boiler providing domestic hot water and central heating for the property.

### Services

Mains gas, electricity, water 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**

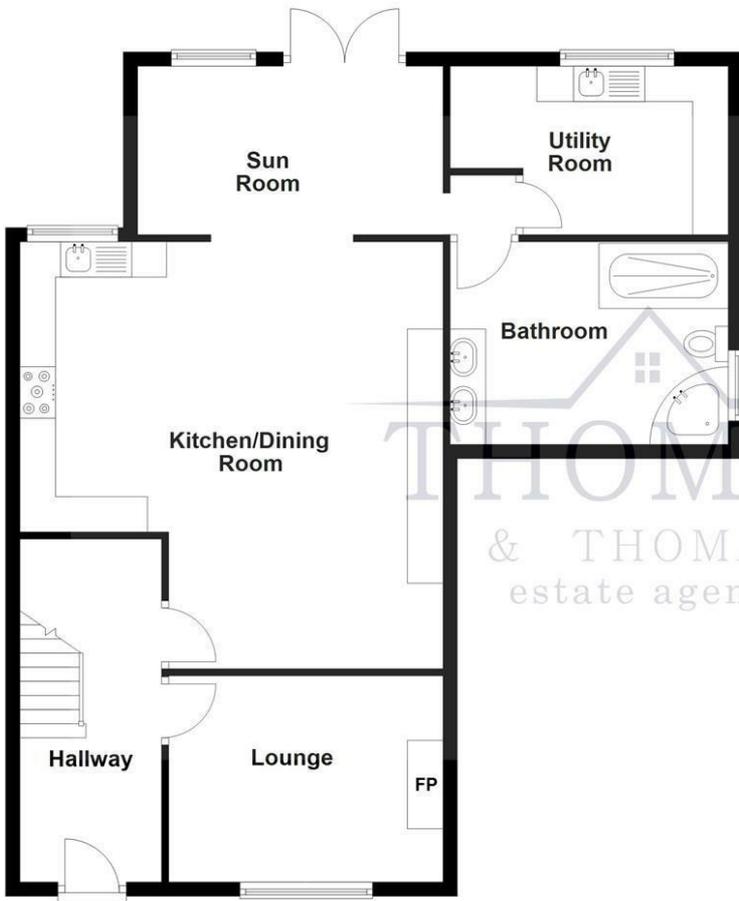
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#### **Directions**

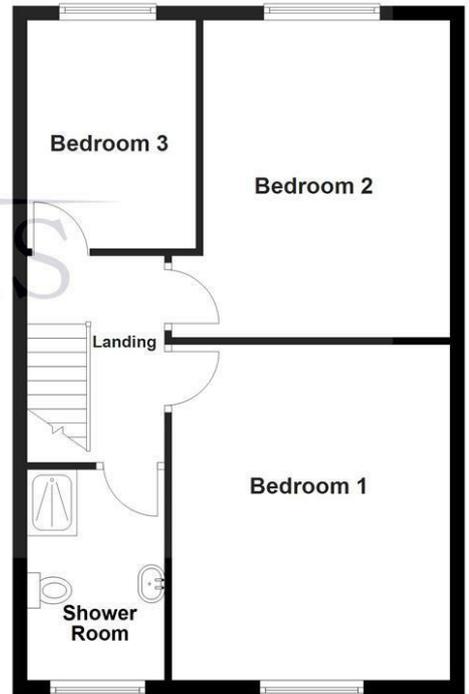
Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed straight over the first mini round about, left at the second then right at the third and over the river bridge. Pass the first left hand turn then bear left into Colonel Road. Turn second right into Heol Y Felin and the property can be located on the righthand side identified by our For Sale board.



**Ground Floor**



**First Floor**

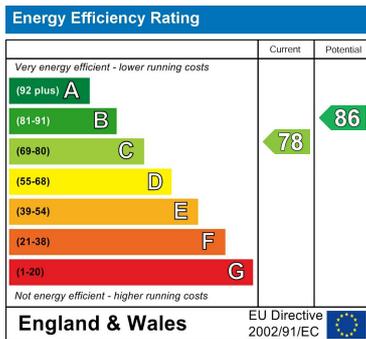


Total area: approx. 136.9 sq. metres (1473.1 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01269 597949**

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

