



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

TIRYCOED ROAD, GLANAMMAN, AMMANFORD, SA18 2YE

Offers In The Region Of

£169,950

3 Bedroom House - Semi-Detached located in Ammanford

We have pleasure in offering for sale this 3 Bedroom Semi Detached House situated on a side road located in the village of Glanamman offering local amenities of primary school, pharmacy, chip shop and local public house with further shopping facilities and good transport links just under 4 miles away at either Ammanford Town Centre or Pontardawe. The accommodation comprises Entrance Hallway, Sitting Room, Lounge, kitchen, Utility Room and Cloakroom to the ground floor with 3 bedrooms and family bathroom on the first floor. Externally there is a gated front forecourt and rear garden leading to Double Garage. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC - D63. NO ONWARD CHAIN.

Ground Floor

Front entrance door leading into...

Entrance Hallway

With radiator, coved ceiling and stairs to first floor.

Sitting Room

12'1" x 10'2"

With radiator, coved ceiling and window to the front.

Lounge

15'5" x 13'1"

With radiator, stone fireplace, coved ceiling and windows to the side and rear.

Kitchen

24'3" x 12'1"

With a range of base and wall units, cooker point, spotlights, radiator, coved ceiling, side door leading to the garden and windows to the front and side.

Utility Room

With base units, one and a half bowl stainless steel sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, side door leading to the garden and window to the rear.

Cloakroom

With low level flush WC, pedestal wash hand basin and radiator.

First Floor

Landing

With radiator and coved ceiling.

Bedroom 1

13'5" x 8'2"

With radiator, coved ceiling and window to the front.

Bedroom 2

10'5" x 9'10"

With radiator, coved ceiling and window to the rear.

Bedroom 3

10'9" x 7'6"

With radiator, coved ceiling hatch to roof space and window to the front.

Family Bathroom

11'1" x 7'10"

With low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, storage cupboard housing gas boiler providing domestic hot water and central heating, radiator, part tiled walls, coved ceiling and window to the side.

External

Front: With gated front forecourt leading to entrance door. Side pedestrian access leading to...

Rear: Spacious, level garden with paved areas and shrubs, including outside taps. At the end of the garden, there is a large shed (6 x 6m) with two separate doors and electricity connected. Additionally, a double garage (7 x 6m) is located at the rear, accessible via a shared side lane.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C

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

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Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left signposted to the hospital. Follow the road round the bend into Tirycod Road and the property can be found on the right hand side, identified by our For Sale board.

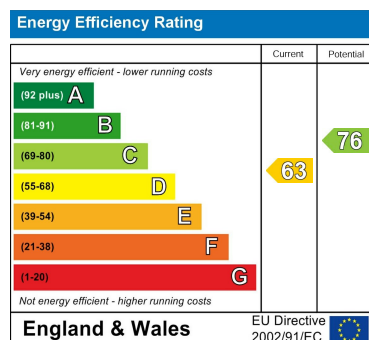




Council Tax Band

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.

