



House - Semi-Detached (EPC Rating: ) Freehold

# TREFORIS, AMMANFORD, SA18 2RA

Offers In The Region Of

# £195,000

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom Semi Detached House, set on a large corner plot with ample space to extend, located within the small village of Betws, approximately half a mile away from Ammanford Town Centre with all it's amenities for shopping, leisure facilities and good transport links with the M4 Motorway just over 6 miles away at Junction 49. The accommodation comprises, entrance hallway, lounge, dining room and kitchen on the ground floor with 3 bedrooms and family bathroom located on the first floor. Externally there is off road parking for several vehicles, gardens to the rear with various storage outbuildings and large side garden area. The property benefits from Oil Central Heating and uPVC Double Glazing. New Roof and rendering.

Council Tax Band - A. Freehold. EPC - TBC. NO ONWARD CHAIN.

## Ground Floor

With front entrance door leading into....

### Entrance Hallway

With radiator, stairs to first floor with under stairs storage cupboard.

### Lounge

4.0 x 4.0 (13'1" x 13'1")

With radiator, brick built grate with coal fired rayburn and window to the front of the property.

### Dining Room

3.4 x 3.3 (11'1" x 10'9")

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

### Kitchen

3.0 x 2.0 (9'10" x 6'6")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, Calor Gas free standing cooker, plumbing for automatic washing machine, space for fridge/freezer, laminate flooring, part tiled walls, window to the side and door leading to the rear of the property.

## First Floor

### Landing Area

With hatch to roof space.

### Bedroom 1

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

With radiator and window to the front of the property.

### Bedroom 2

3.6 x 3.3 (11'9" x 10'9")

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

### Bedroom 3

2.4 x 2.5 (7'10" x 8'2")

With radiator and window to the front of the property.

### Family Bathroom

2.4 x 2.3 (7'10" x 7'6")

With low level flush WC, vanity unit with inset wash hand basin, bath with overhead electric shower, glass screen, extractor fan, radiator, part tiled walls and windows to the side and rear of the property.

### External

Front & Side: With lawned area to the front with ample parking for several vehicles.

Rear: With various brick built storage out buildings one housing Low Level Flush WC, Greenhouse, patio area leading to level lawned site possibly with development potential (STPC) and bordered by a stream.

### Services

Mains electricity, water and drainage. Oil Tank. Calor Gas Bottles

### 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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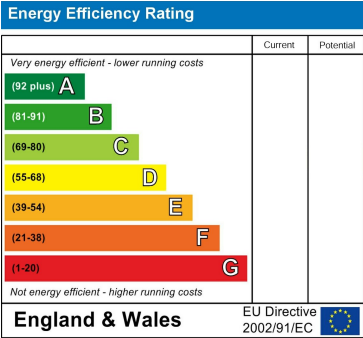
### **Directions**

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, before the turning into the estate.



Council Tax Band  
**A**

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.

