



House - Semi-Detached (EPC Rating:) Freehold

NEW ROAD, AMMANFORD, SA18 3EY

Offers In The Region Of

£159,500

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom Semi Detached Home located within easy walking distance of Ammanford Town Centre with all its amenities for shopping, leisure, schools and good transport links with the M4 Motorway approximately 6 miles away at Junction 49. The accommodation comprises, entrance hall, 2 reception rooms, kitchen and bathroom on the ground floor with 3 bedrooms located on the first floor. Externally there is a front tiered garden with steps to front entrance door, enclosed level rear garden with mature shrubs, various outbuildings and garage accessed via a rear lane. The property benefits from gas central heating and uPVC Double Glazing, Due to its elevated position the property has fine views to the front.

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

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator and stairs to first floor.

Reception Room 1

4.2 x 4.2 (into bay window) (13'9" x 13'9" (into bay window))

With radiator, picture rail and window to the front with fine views

Reception Room 2

3.6 x 4.0 (11'9" x 13'1")

With radiator, fireplace and window to the rear of the property.

Kitchen

2.8 x 2.8 (9'2" x 9'2")

With a range of base and wall units, one and a half bowl sink unit with mixer taps, gas hob with extractor above and oven below, plumbing for automatic washing machine, radiator, coved ceiling, fully tiled walls and window to the side of the property.

Bathroom

2.7 x 1.6 (8'10" x 5'2")

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

First Floor

Landing Area

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

Bedroom 1

3.2 x 4.1 (10'5" x 13'5")

With radiator and two windows to the front of the property offering fine views.

Bedroom 2

3.6 x 3.2 (11'9" x 10'5")

With radiator and window to the rear of the property.

Bedroom 3

2.6 x 3.1 (8'6" x 10'2")

With radiator and window to the rear of the property.

External

Sloping Front garden with steps leading to front door.

Rear - Mature level rear mainly lawned garden, paved patio, various outbuildings.

Garage - 5x3 - with rear lane access

Services

Mains gas, electric 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 e-mail on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

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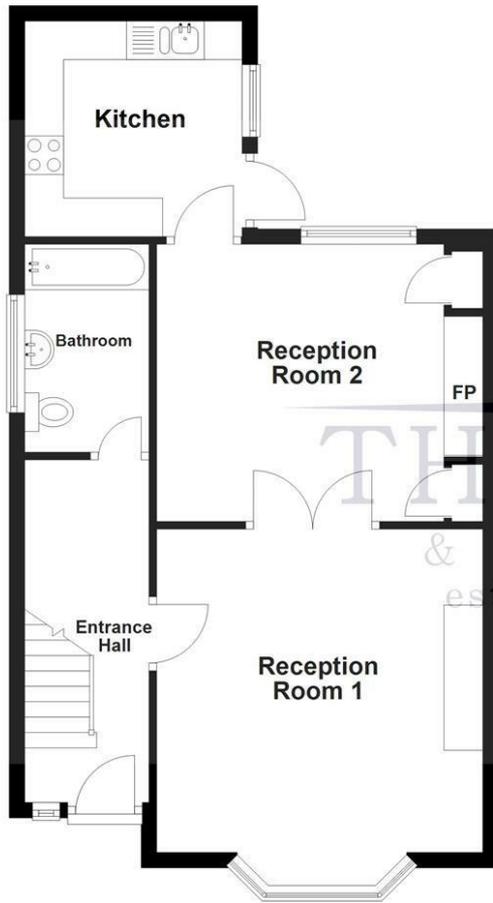
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Directions

Leave Ammanford on Wind Street continue through the traffic lights at the roundabout take the second exit then bear left into New Road. Take the right into Parcyrhun, then first left, proceed straight ahead and you can see the entrance to the back of 33 New Road, on the left hand side.



Ground Floor



First Floor



Total area: approx. 95.4 sq. metres (1026.6 sq. feet)

Council Tax Band

C

Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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.