



## 3 Aberlash Road, Ammanford, Carmarthenshire, SA18 3NE

### Offers In The Region Of £259,950

A superb semi detached house set in choice residential area a short distance from the town of Ammanford. The property has been the subject of much recent refurbishment where every attempt has been made to retain and enhance the original features whilst providing a great home with contemporary flair. The

versatile accommodation provides: Entrance Vestibule; Reception Hall; bay window Dining Room; Lounge with multi fuel stove in feature fireplace; Fitted Kitchen/breakfast room; Utility/Shower Room; 3 Bedrooms and Luxurious Bathroom. Versatile attic room. Upvc double glazing. Gas central heating. Spacious gravel



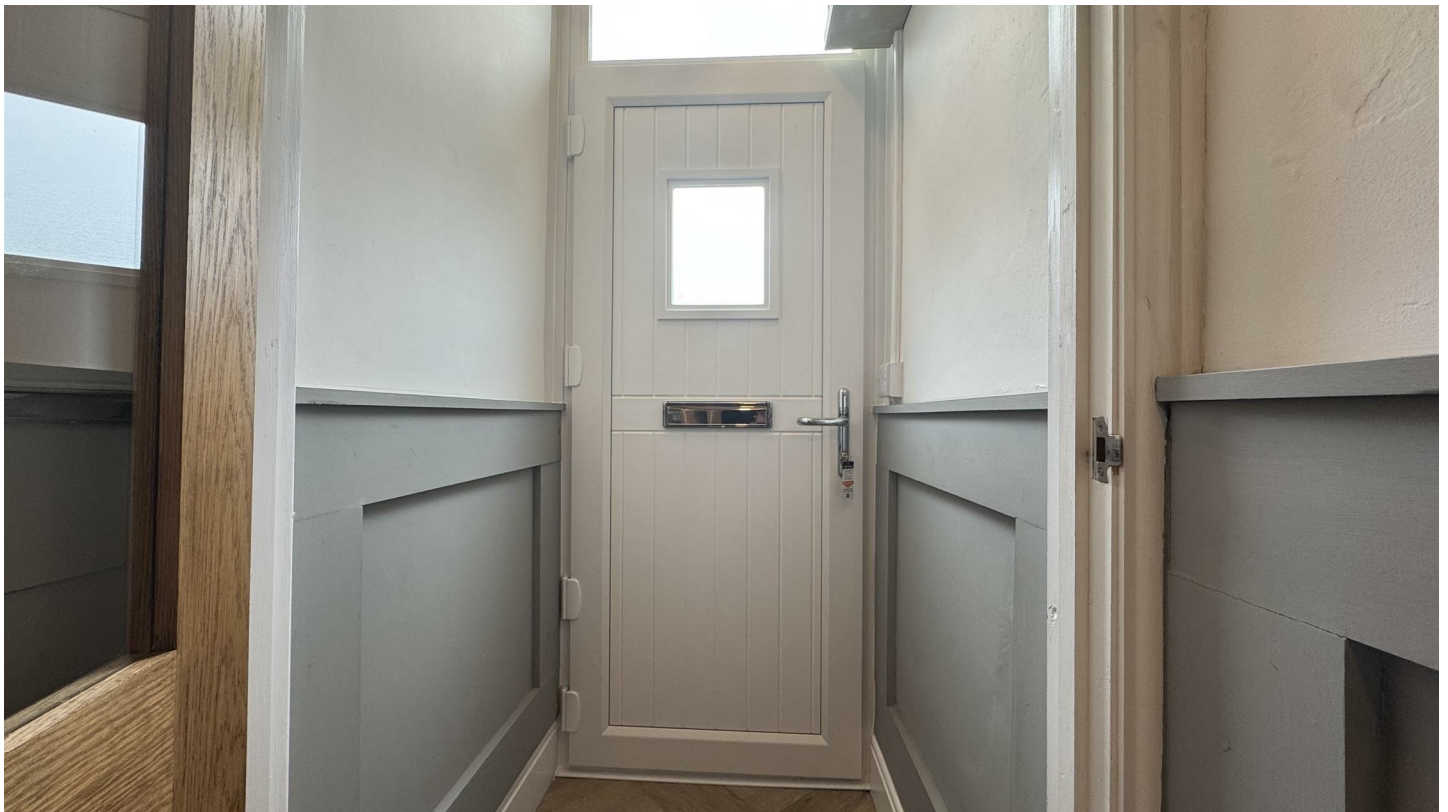
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parking area to from. Enclosed landscaped gardens to rear with 2 store sheds. 2 areas of sandstone paved patio and decked terrace ideal for 'al fresco' living. Immaculate lawns, decorative gravel area and herbaceous borders.

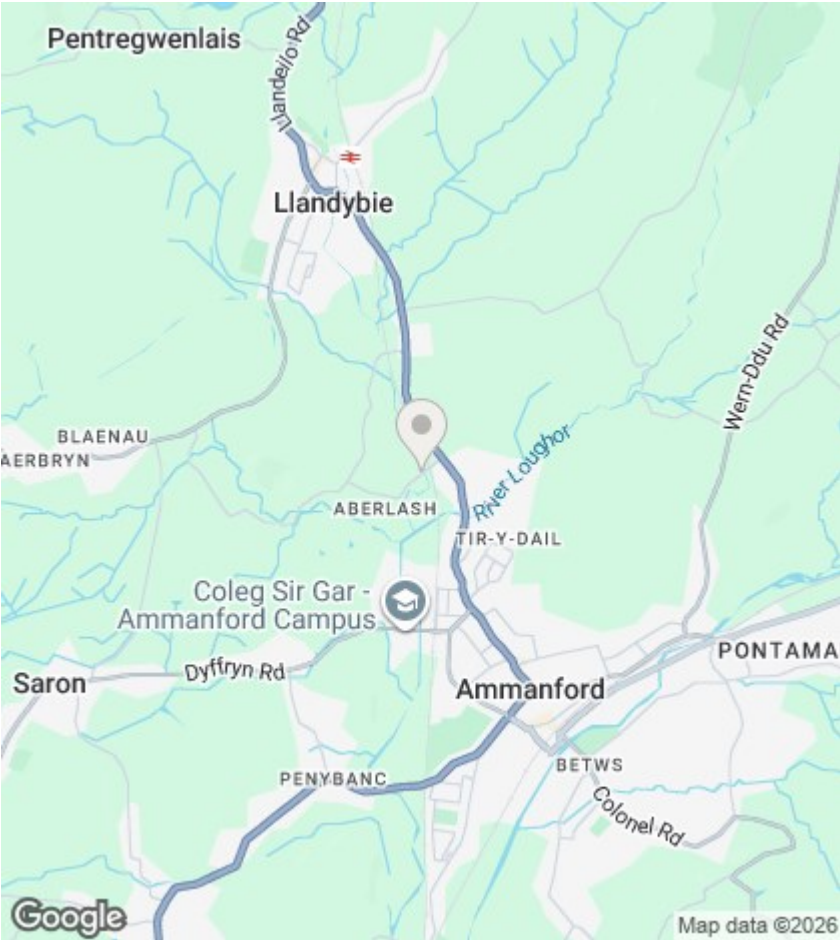
Superb, book a viewing today. Full details to follow.....



Council Tax Band: C







Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	