



145 Cwmamman Road, Glanamman, Ammanford, SA18 1DZ

Offers in the region of £249,950

- Detached house
- 3 reception rooms
- Gas central heating
- Large rear garden
- 3 Spacious Bedrooms one with a dressing room
- uPVC double and triple glazing
- Off road parking

Ground Floor

with uPVC double glazed door leading to

Entrance hall

with stairs to first floor, textured and coved ceiling

Lounge

15'10" x 10'5" (4.83 x 3.18)



with electric fire with feature surround, radiator, textured and coved ceiling and uPVC triple glazed window to front and rear

Dining Room

15'10" x 9'9" (4.85 x 2.99)



with textured and coved ceiling, radiator and uPVC triple glazed window to front

Kitchen

14'3" x 9'11" (4.36 x 3.03)



with range of fitted base and wall units, display cabinets, stainless steel sink unit with monobloc taps, 5 ring gas hob with extractor over and oven under and textured and coved ceiling. Opening to

Sun Room

12'8" x 16'7" (3.88 x 5.07)



with feature fireplace, radiator, two velux windows and patio doors opening to rear

Hallway

with under the stairs cupboard and uPVC double glazed door to side

Utility

9'9" (red 5'8") x 9'2" (2.98 (red 1.75) x 2.81)



with base units, stainless steel double bowl sink unit with monobloc taps, plumbing for automatic washing machine, part tiled walls, tiled floor, textured and coved ceiling, radiator and uPVC double glazed window to rear

Downstairs WC

3'7" x 5'6" (1.10 x 1.70)



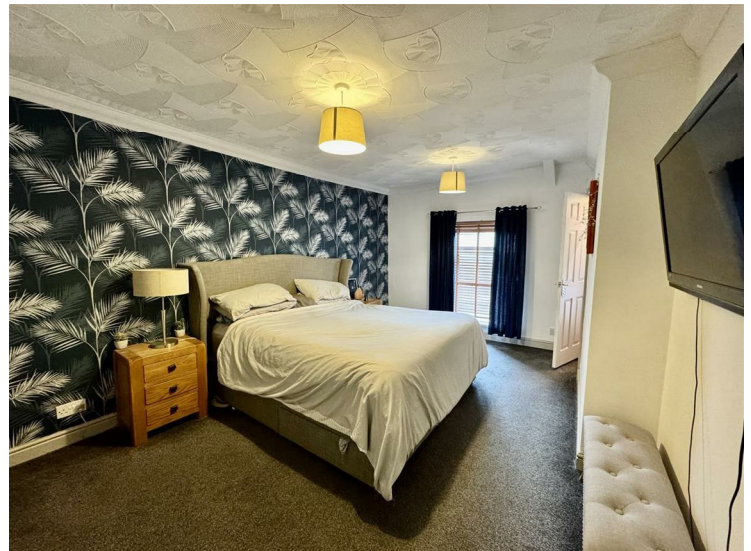
with low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor, textured and coved ceiling, radiator and uPVC double glazed window to side

Landing

with hatch to roof space, coved and textured ceiling and radiator

Bedroom 1

15'8" x 10'9" (4.79 x 3.30)



with textured and coved ceiling, radiator and uPVC triple glazed window to front

Dressing Room

7'6" x 4'10" (2.29 x 1.48)

with textured and coved ceiling and uPVC triple glazed window to front

Bedroom 2

15'9" x 9'10" (4.82 x 3.02)



with textured and coved ceiling, radiator and uPVC triple glazed window to front

Bedroom 3

14'3" x 10'0" (4.35 x 3.05)



with textured and coved ceiling, radiator and uPVC triple glazed window to rear

Bathroom

9'9" x 9'1" (2.98 x 2.77)



with low level flush WC, pedestal wash hand basin, panelled bath with mixer taps, corner shower enclosure with mains shower, tiled walls, radiator, textured ceiling and uPVC triple glazed window to rear

Outside



with off road parking to front, side access leading to rear garden with paved patio area, steps leading to lawned area and wooden shed.

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed:Download- 1800Mbps, Upload- 220Mbps

Mobile coverage:Vodafone- 80%, Three 77%, EE 74%, O2-62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

Council Tax

Band C

NOTE

All photographs are taken with a wide angle lens.

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 and the property can be found on the right hand side,

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	76
EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.