Anna Ashton
ESTATE AGENTS









111 Cwmamman Road, Glanamman, Ammanford, SA18 1DZ

Offers in the region of £110,000

- Mid Terraced house
- 2 Reception rooms
- Rear garden
- No onward chain
- 3 bedrooms
- Gas central heating
- In need of modernisation

Ground floor
with uPVC door leading to

Entrance Hall
with coat hooks, radiator and stairs to first floor.

Lounge
9'9" x 12'7" (2.98 x 3.86)



with feature fireplace, radiator and uPVC double glazed window to front.

Dining room
12'0" x 12'8" (3.66 x 3.87)



with feature fireplace, radiator, under the stairs cupboard and uPVC double glazed window to rear.

Kitchen
12'3" x 9'6" (3.74 x 2.92)



with base and wall units, 2 bowl stainless steel sink unit with mixer taps, part tiled walls, radiator, uPVC double glazed window and door to side.

Bathroom
7'2" x 4'5" (2.20 x 1.36)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, radiator, hatch to roof space and uPVC double glazed window to rear.

Rear porch
7'2" x 4'5" (2.20 x 1.35)



with pedestal wash hand basin, uPVC double glazed window and door to rear.

Utility
7'2" x 3'8" (2.19 x 1.13)



with tiled walls and uPVC double glazed window to side.

First floor

Landing



with uPVC double glazed window to rear.

Bedroom 1
13'0" x 9'4" (3.98 x 2.86)



with radiator and uPVC double glazed window to front.

Bedroom 2
9'10" x 6'2" (3.01 x 1.89)



with uPVC double glazed window to front.

Bedroom 3
8'9" x 10'4" (2.69 x 3.15)



with radiator and uPVC double glazed window to rear.

Outside



with two brick built shed, paved area and steps leading up to lawned garden.

Material Information
UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed: Download- 1800Mbps, Upload 220Mbps
Mobile coverage: Three 83%, Vodafone 80%, EE 76%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from small water courses and surface water- Very low risk
Rights and Easements:
Restrictions:

Council tax
Band B

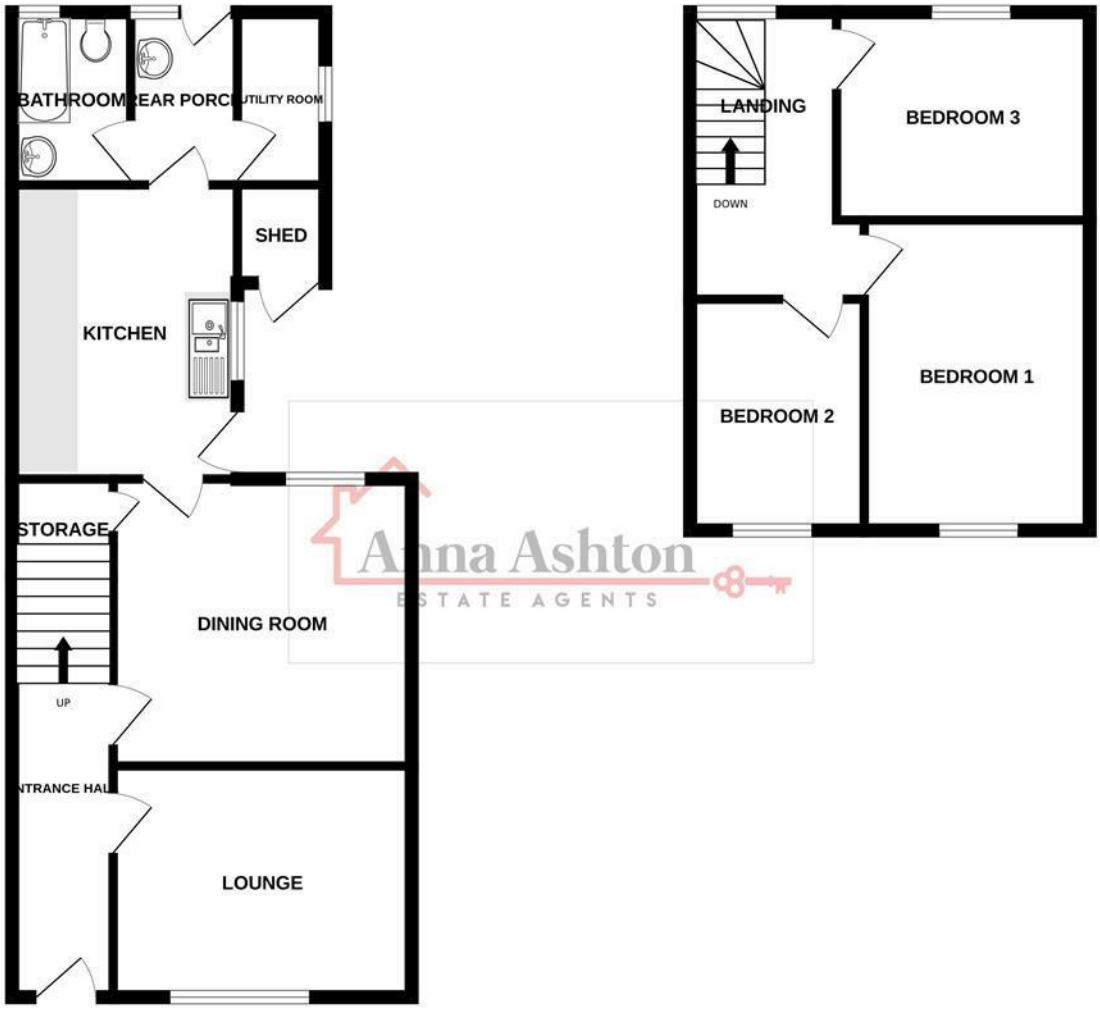
NOTE
All photographs are taken with a wide angle lens.

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,

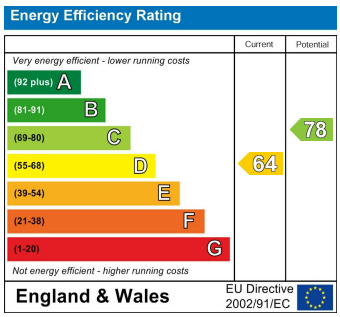
GROUND FLOOR

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