



James Griffiths Road Ammanford SA18 2AS

- Detached Property
- Gas central heating
- Off Road Parking
- Village Location
 - Freehold
- Three Bedrooms
- Front and rear gardens
 - Garage
 - EPC:D
- Viewing by appointment only

Asking Price £249,950 Freehold





Location

Description

Located on the charming James Griffiths Road in Ammanford, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed Shower room, ensuring convenience for all residents. The layout is designed to maximise both space and functionality, making it a wonderful choice for those seeking a home that balances comfort with practicality.

One of the standout features of this property is the generous parking provision, accommodating up to three vehicles. This is particularly advantageous in a residential area, providing ease of access and peace of mind for homeowners.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal setting for family life. Whether you are looking to settle down or invest in a promising property, this house on James Griffiths Road is certainly worth considering. Do not miss the chance to make this charming residence your own. EPC:D

Entrance Hallway

Access via composite door, radiator, staircase to first floor, under stairs storage area with plumbing for washing machine.

Cloakroom

4'9" x 4'6" approx

Fitted with a two piece suite comprising of W.C, and wash hand basin in vanity unit. uPVC double glazed window to side with obscure glass.



Lounge/ Dining Room

22'0" x 10'7" approx

uPVC double glazed window to front and patio doors to rear, wall mounted electric fire, radiator.

Kitchen

10'10" x 10'5" approx

Fitted with a range of base and wall units, single bowl sink with mixer tap and drainer, electric oven and hob with extractor hood over, plumbing for dishwasher and space for fridge/freezer. uPVC double glazed window and door to rear.

Landing

uPVC double glazed window to side, access to loft space.

Bedroom One

13'8" x 10'8" approx

uPVC double glazed window to rear, radiator.

Bedroom Two

10'11" x 10'6" approx

uPVC double glazed window to rear, radiator.

Bedroom Three

10'7" x 7'10" approx

uPVC double glazed window to front, cupboard housing gas boiler, radiator.

Shower Room

10'9" x 4'5" approx

Fitted with a three piece suite comprising of shower, wash hand basin in vanity unit, comfort level W.C. Heated towel rail, uPVC double glazed window to front with obscure glass.

External

Front: Lawn area, side driveway to single garage, off road parking, gated side access.

Rear: Lawn area with paved patio.

Garage: Single garage, up & over door.

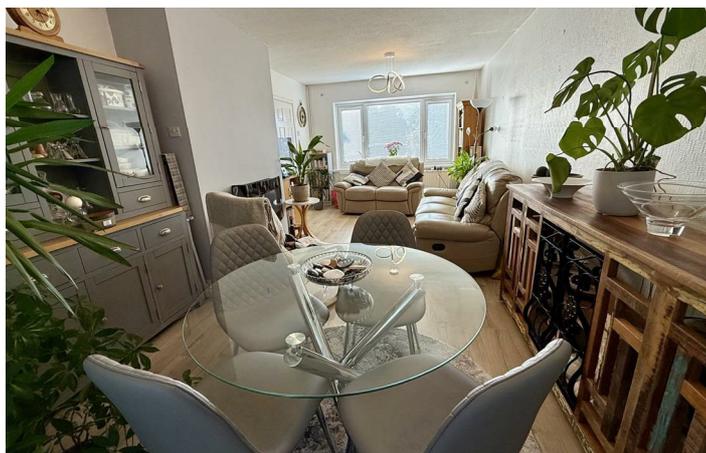
Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy



themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.







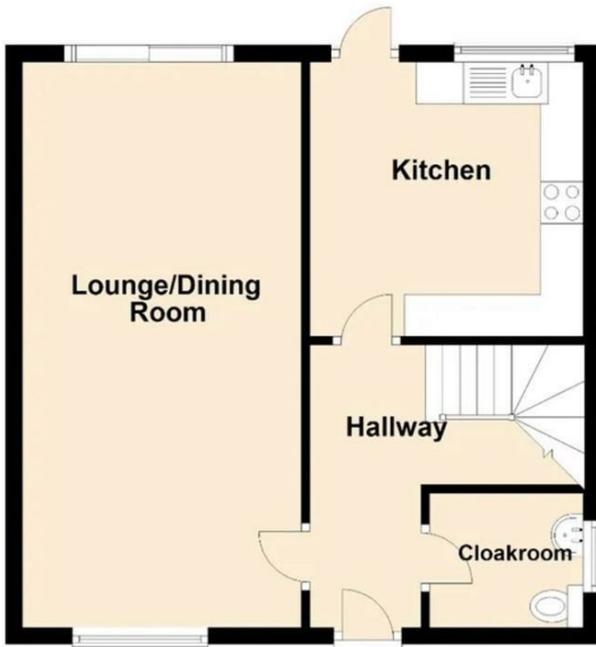


Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating D

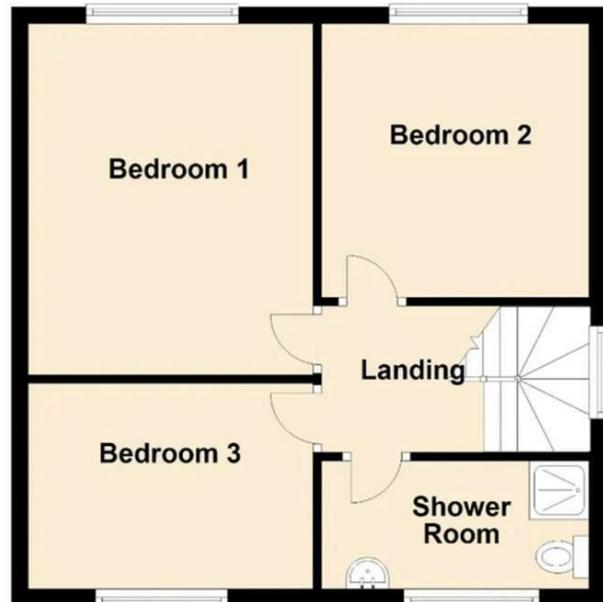
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			78
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
 Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
crosshands@cymruestates.com
www.cymruestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.