



4 Bishop Road, , Ammanford, SA18 3HA

Offers in the region of £215,000

A semi detached house set in a sought after location, within approximately half a mile of Ammanford town centre and within easy walking distance of the local Primary School. Accommodation comprises entrance hall, lounge, kitchen, downstairs bathroom and 3 bedrooms one with en suite. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Vestibule

with tiled floor, coved ceiling and door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and textured and coved ceiling

Lounge

22'6" x 12'5" red to 9'4" (6.88 x 3.80 red to 2.86)



with electric fire in feature surround, 3 radiators, textured and coved ceiling and 2 uPVC double glazed window to front and one to rear .

Kitchen

23'5" red to 11'5" x 9'8" red to 5'6" (7.16 red to 3.49 x 2.95 red to 1.69)



with range of fitted base and wall units, display cabinets, stainless steel sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, radiator, part textured and part coved ceiling and uPVC double glazed window to side and rear.

Hall

12'5" x 4'4" (3.80 x 1.33)

with built in cupboard, textured ceiling and uPVC double glazed doors to rear.

Downstairs Bathroom

9'10" x 5'7" (3.02 x 1.72)



with low level flush WC, pedestal wash hand basin, corner panelled bath with shower attachment taps, radiator, textured ceiling, extractor fan and uPVC double glazed windows to side.

First Floor

Landing

with built in airing cupboard, hatch to roof space, radiator and textured and covered ceiling.

Bedroom 1

11'9" x 12'7" (3.59 x 3.84)



with radiator, textured and covered ceiling and 3 uPVC double glazed windows to front.

En Suite

11'10" x 2'11" (3.61 x 0.89)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure, tiled floor, part tiled walls, radiator, extractor fan and textured and covered ceiling.

Bedroom 2

11'3" x 9'5" (3.44 x 2.89)



with laminate floor, radiator, textured and covered ceiling and uPVC double glazed window to rear.

Bedroom 3

12'4" x 10'2" (3.77 x 3.11)



with radiator, textured and covered ceiling and uPVC double glazed window to rear.

Outside



with side access to rear garden with paved patio, gravelled garden, store shed and mature shrubs and trees.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind street. Proceed straight across the roundabout then take the third exit to the left (approx 1/4 mile) onto Bishop Road and the property can be found on the right hand side, identified by our For Sale board.



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		81
	(69-80) C		
	(55-68) D	56	
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

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