



**31 Villiers Road, Ammanford, Ammanford, SA18 3HB**

**Offers in the region of £225,000**

**NO ONWARD CHAIN.**

A must see semi detached house recently renovated to a high standard located on the edge of Ammanford town centre with its range of shopping, schooling and transport facilities.

Accommodation comprises entrance hall, lounge, kitchen, bathroom, 3 bedrooms one with dressing room and en suite and separate WC. The property benefits from gas central heating, uPVC double glazing, enclosed rear garden with outbuildings and garage.

## Ground Floor

uPVC double glazed entrance door to

## Porch

with tiled walls and uPVC double glazed door to

## Entrance Hall

with stairs to first floor, radiator and dado rail

## Lounge

21'3" x 12'3" red to 11'7" (6.50 x 3.74 red to 3.54)



with under stairs storage, 2 radiators and uPVC double glazed window to front and rear.

## Kitchen

13'7" x 16'4" (4.16 x 4.98)



with range of fitted base units, single drainer sink unit with mixer taps, 4 ring electric hob, integrated automatic washing machine, breakfast bar, upright radiator, roof light and uPVC double glazed windows to side and French doors to rear.

## Inner Hall

with hatch to roof space, built in cupboard

with shelving and wall mounted gas boiler providing domestic hot water and central heating.

## Downstairs Bathroom

10'5" x 5'1" (3.20 x 1.55)



with low level flush WC, vanity wash hand basin with cupboards under, bath with mains shower over, part tiled walls and uPVC double glazed window to side and rear.

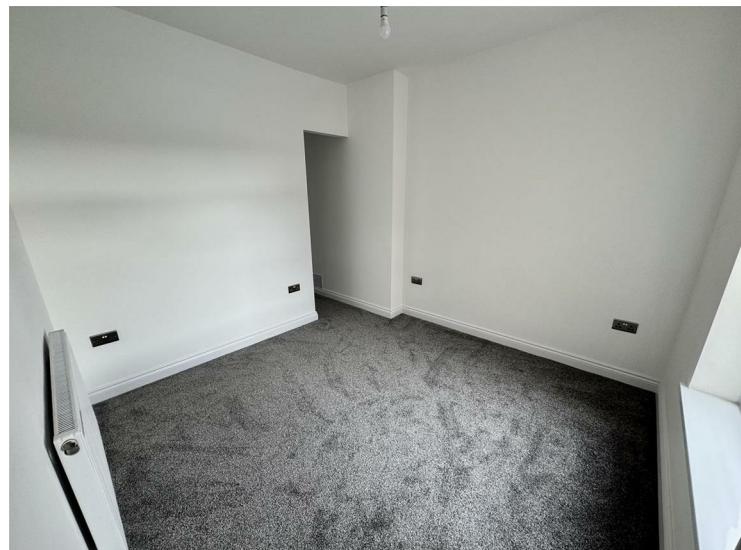
## First Floor

### Landing

with hatch to roof space and radiator.

### Bedroom 1

10'2" x 9'8" (3.11 x 2.97)



with radiator and uPVC double glazed windows to rear. Opening to

## Dressing Room

5'7" x 7'2" (1.72 x 2.19)



with radiator and downlights. Opening to

## En Suite

5'6" x 8'1" (1.69 x 2.47)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, part tiled walls, extractor fan and uPVC double glazed window to front.

## Bedroom 2

12'1" x 8'7" (3.70 x 2.62)



with radiator and uPVC double glazed window to rear.

## Bedroom 3

12'4" x 10'0" (3.78 x 3.06)



with radiator and uPVC double glazed window to front.

## WC

2'7" x 5'4" (0.79 x 1.65)



with low level flush WC, vanity wash hand basin and extractor fan.

## Outside



with paved patio to front, side access to rear garden with block built shed, gravelled garden, paved patio and outside light.

## Block Built Shed

12'9" x 6'4" (3.89 x 1.94)



## Garage

18'4" x 11'1" (5.60 x 3.40)

with up and over door, and uPVC double glazed window and door to rear.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on Wind street and proceed straight over the roundabout, follow the road and turn left into Villiers Road and as you come to the end of the school the property can be found on the right hand side, identified by our For Sale board.



Anna Ashton  
ESTATE AGENTS

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	100	
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.