



**1 Lauderdale Road, Tairgwaith, Ammanford, SA18 1YG**

**Offers in the region of £185,000**

A semi detached house set in the village of Tairgwaith, approximately 6 miles from Ammanford town centre with its range of shops and amenities. The accommodation comprises entrance hall, downstairs WC, lounge, kitchen/diner, 3 bedrooms one with en suite and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking and enclosed rear garden.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with radiator, tiled floor and uPVC double glazed window to front.

## Downstairs WC

3'10" x 4'4" (1.19 x 1.34)



with low level flush WC, vanity wash hand basin, radiator, part tiled walls, tiled floor and uPVC double glazed window to rear.

## Lounge

15'6" x 20'5" (4.73 x 6.24)



with stairs to first floor, under stairs storage, part laminate floor, radiator and uPVC double glazed window to front.

## Kitchen/Diner

13'5" x 20'5" (4.10 x 6.24)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, Beko range cooker with extractor over, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and uPVC double glazed window and French doors to rear

## First Floor

## Landing

with hatch to roof space, airing cupboard and uPVC double glazed window to side.

## Bedroom 1

11'11" inc to 13'10" x 10'11" inc to 13'4" (3.65 inc to 4.22 x 3.34 inc to 4.07)



with radiator and uPVC double glazed window to rear.

### En Suite

8'5" x 2'5" (2.57 x 0.76)



with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle with mains shower, tiled floor, part tiled walls, radiator and extractor fan.

### Bedroom 2

13'5" inc to 15'2" x 4'9" inc to 10'0" (4.10 inc to 4.63 x 1.45 inc to 3.06)



with radiator and uPVC double glazed window to front.

### Bedroom 3

13'5" red to 6'9" x 10'2" red to 6'8" (4.09 red to 2.07 x 3.10 red to 2.04)



with radiator and uPVC double glazed window to front.

### Bathroom

8'5" x 6'2" (2.59 x 1.90)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains dual head rainfall shower, part tiled walls, extractor fan, radiator and uPVC double glazed window to rear.

## Outside



the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen. Turn left for Brynamman then right for Tairgwaith. Follow the road all the way into the village then follow the road round to the left and take the second right into St Davids Road. Turn Right on to Lauderdale Road and the property can be found on the left hand side.

with tarmac drive to front, side access to rear garden with low maintenance gravelled garden.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains Water Meter

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 1800 mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: None

Restrictions: None

## Services

Mains electricity, water and drainage.

## Council Tax

Band C

## NOTE

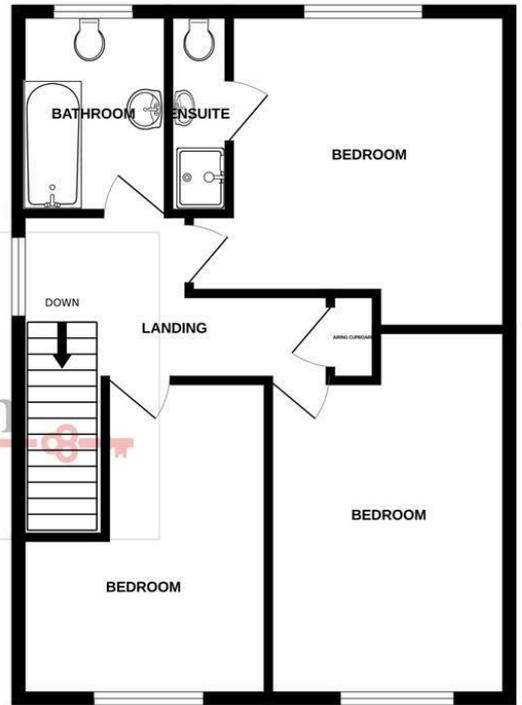
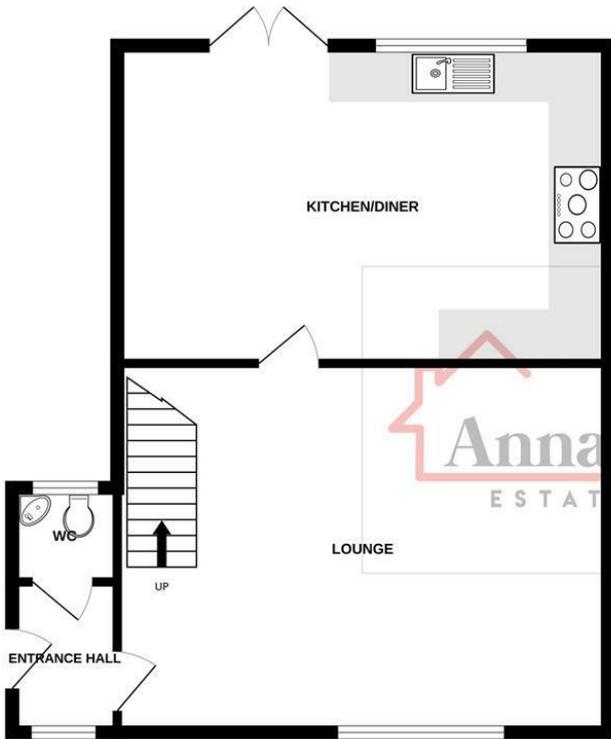
All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on High Street and at

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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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