

Floor 1 Building 1

- Porch: 2'10" x 11'3" (0.86 x 3.45 m)
- Cloakroom: 4'7" x 4'8" (1.40 x 1.44 m)
- Hallway: 10'8" x 5'8" (3.27 x 1.75 m)
- Kitchen/Breakfast Room: 10'4" x 10'9" (3.16 x 3.30 m)
- Lounge: 12'8" x 10'5" (3.87 x 3.19 m)
- Dining/Sitting Room: 8'8" x 10'5" (2.66 x 3.19 m)

Floor 2 Building 1

- Bathroom: 4'7" x 10'10" (1.41 x 3.31 m)
- Landing: 5'9" x 3'4" (1.77 x 1.02 m)
- Bedroom 2: 10'5" x 10'10" (3.18 x 3.32 m)
- Bedroom 1: 13'4" x 10'6" (4.08 x 3.22 m)
- Bedroom 3: 7'8" x 10'4" (2.36 x 3.17 m)

Approximate total area⁽¹⁾
890.2 ft²
82.7 m²

Reduced headroom
2.54 ft²
0.24 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

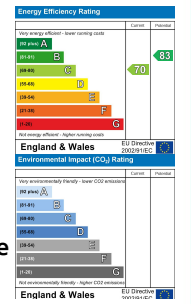
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



15 Fair Oak, Pontamman, Ammanford, Carmarthenshire, SA18 2JT

- Detached Traditional Property
- Cloakroom & Bathroom
- Front & Rear South-easterly Facing Garden with Summerhouse
- Quiet Cul-de-sac Location
- EPC RATING C . COUNCIL TAX BAND D.
- Three Bedrooms
- Driveway Offering Off-road Parking
- Situated On the Outskirts Of Town
- No Onward Chain
- New Baxi 830 model boiler with 10 year guarantee



Offers In The Region Of £239,500

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Main electric, gas, sewerage and water. We have not checked or tested any of the services or appliances at the property.
TAX: Band D

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/0524/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

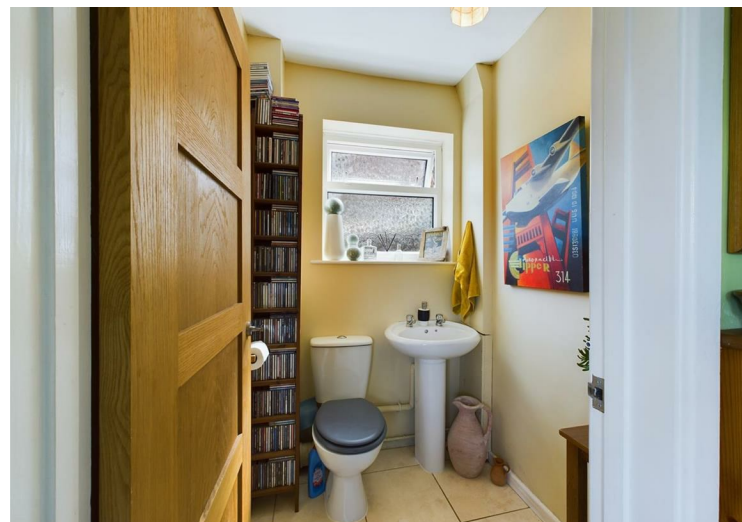
39 Quay Street, Ammanford, Dyfed, SA18 3BS
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The Agent that goes the Extra Mile

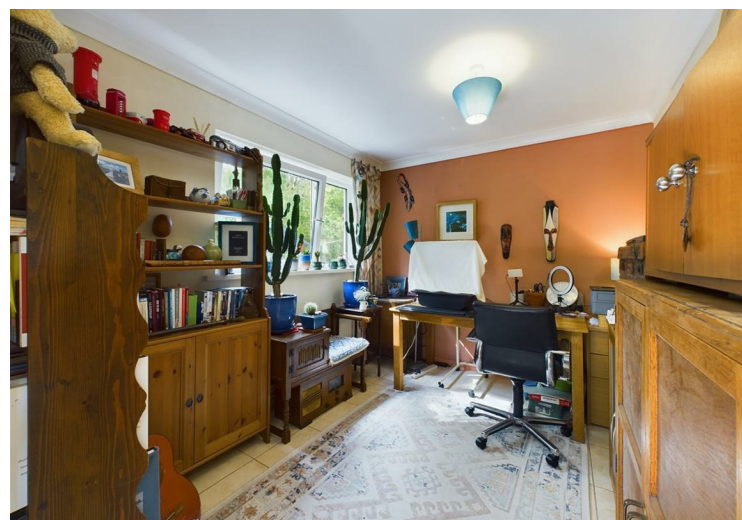
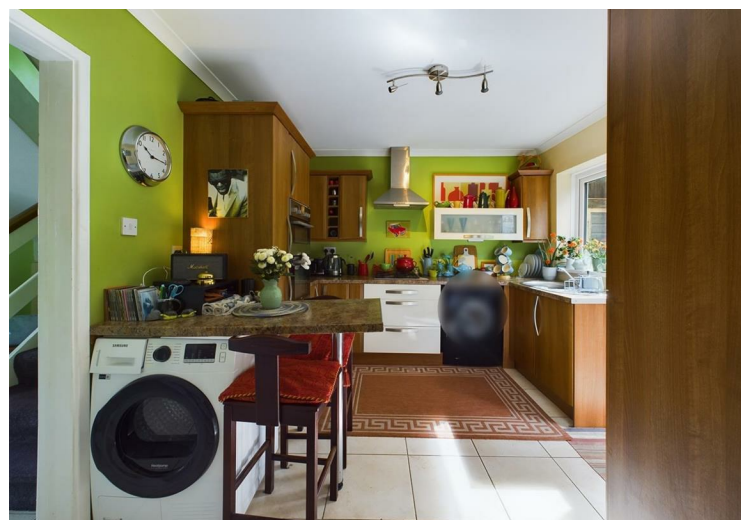




NO ONWARD CHAIN Nestled in a quiet cul-de-sac on the outskirts of Ammanford town, we have for sale this traditional, detached property with lovely views of the neighbouring valley from the front and garden elevation. This property offers a downstairs cloakroom and upstairs bathroom, three good-sized bedrooms, and a well-maintained garden where you can enjoy and relax in peace and quiet. Call today to arrange a viewing on 01269 596659. EPC RATING C.

Accommodation comprises a porch, hallway, cloakroom, lounge, kitchen/breakfast room, dining/sitting room, landing, bathroom and three bedrooms. Externally, the open-aspect frontage is laid to the lawn with mature shrubs and plants and a driveway to the side. To the rear is a well-maintained tiered garden with a large seating area, followed by steps leading up to the grassed tiers—a further decked area with a Summerhouse to the top of the garden and three garden sheds.

Ammanford is one of the first Carmarthenshire towns you encounter when driving in from the east, within striking distance of the Brecon Beacons National Park and its atmospheric Black Mountain. Look out for 'Y Twrch Trwyth', the wild boar that none other than King Arthur and his knights are said to have hunted on the slopes of the Amman Valley; the beast can be seen on historical trail boards and sculptures around Ammanford. More contemporary legends from the area include rugby hero Shane Williams, the flying winger who has played for The Ospreys, Wales and the British Lions, and Alex Jones, co-presenter of The One Show.



..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built property. Part of the driveway is on an incline. The south-easterly facing rear garden is tiered and in some parts on an incline. For this location, according to Offcom, this is the following information: Broadband Availability- Superfast (80 Mbps), Mobile availability- No network for Three, Vodafone and no data for O2. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. No Onward Chain: The seller plans to move into rental accommodation upon completion of the sale.

PORCH
11'3" x 2'9" (3.45 x 0.86)

HALLWAY

CLOAKROOM
4'8" x 4'7" (1.44 x 1.40)

LOUNGE
12'8" (max) x 10'5" (max) (3.87 (max) x 3.19 (max))

KITCHEN/BREAKFAST ROOM
10'9" x 10'4" (3.30 x 3.16)

SITTING/DINING ROOM
10'5" x 8'8" (3.19 x 2.66)

LANDING

BATHROOM
10'10" x 4'7" (3.31 x 1.41)

BEDROOM 1
13'4" (max) x 10'6" (max) (4.08 (max) x 3.22 (max))

BEDROOM 2
10'10" x 10'5" (3.32 x 3.18)

BEDROOM 3
10'4" (max) x 7'8" (max) (3.17 (max) x 2.36 (max))

SUMMERHOUSE



DIRECTIONS

From our office turn left onto "Baptist Lane", then right onto "Carregamman Lane", then at the roundabout take the first turning off on your left onto "Ffordd William Walker. At the next roundabout take the first turning off and follow to the next roundabout. At this roundabout go straight ahead and take the sixth turning off on your right signposted "James Griffiths Road". Follow the road and take the second turning off on your left, signposted "Fairoak" The property is situated on the right side of this road, number 15.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.