

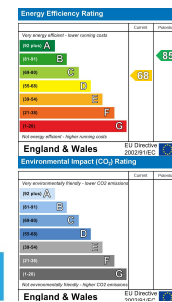


Arosfan, 1c New Road, Ammanford, Carmarthenshire, SA18 3ES

- Semi-detached, Traditional House
- Three Bedrooms
- Elevated Rear Garden
- Chain-free!
- EPC RATING D. COUNCIL TAX BAND C.
- Two Reception Rooms
- Downstairs Cloakroom & Upstairs Bathroom
- On-street Parking
- Outskirts Of Ammanford Town Centre

Price £139,950

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





AROSFAN----Meaning stop here ! We advise that you do & take a peek inside to see all this property can offer you ! Situated on the cusp of Ammanford town center, we have for sale this vacant, semi-detached traditional property ideal to get you started on the property ladder! Offering two reception rooms, downstairs cloakroom and upstairs bathroom and an added bonus ... chain free! If you're looking for a blank canvas then why don't you start with this one, call us today on 01269 596659. EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, lounge, sitting room, kitchen, utility room, cloakroom, landing, bathroom and three bedrooms. Externally, pedestrian gated access from the side leading to a rear garden. Small outbuilding (requires attention), steps leading uo to an elevated garden which is laid to lawn.

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

HALLWAY

SITTING ROOM

LOUNGE

KITCHEN

UTILITY ROOM

CLOAKROOM

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

We would respectfully ask you to call our office before you view this property internally or externally. VIEWING: By appointment only via the Agents. TENURE: We are advised Freehold SERVICES: Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property. TAX: Band 'C' FACEBOOK & TWITTER Be sure to follow us on Twitter: @ WWProps Take-on JHL/SC/0525/OK

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