







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 electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

## Take on AJS/JHL&SC/0625/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

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



## 01269 596659 www.westwalesproperties.co.uk





## 28 Carregamman, Ammanford, Carmarthenshire, SA18 3EH

- Semi-detached, Tradtional Property
- Downstairs Cloakroom & Upstairs **Bathroom**
- Close Walking Distance to Town Centre
- EPC RATING C. COUNCIL TAX BAND B.
- Three Bedrooms
- Front & Rear Gardens With Driveway To The Side
- Chain-free!



## Offers In Excess Of £180,000

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30 Years

The Agent that goes the Extra Mile

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West Wales Properties are delighted to offer this three bedroom semi-detached house which is just a five minute walk from Ammanford town centre. This property offers off-road parking, downstairs cloakroom and best of all it's chain-free and ready for viewings. EPC RATING C. COUNCIL TAX BAND B.

Accommodations comprises: Hallway, cloakroom, lounge, kitchen/diner, landing, bathroom and three bedrooms. Externally, to the front, open-aspect frontage laid to lawn with driveway to the side. Externally to the rear, an enclosed garden mainly laid to lawn with patio.

Ammanford is one of the first Carmarthenshire towns you encounter when approaching from the east, within striking distance of the Brecon Beacons National Park and its atmospheric Black Mountains.

..AGENTS VIEWING NOTES **BATHROOM** 

**HALLWAY** 

**CLOAKROOM** 

**LOUNGE** 

KITCHEN/DINER

**LANDING** 

**BEDROOM 1** 

**BEDROOM 2** 

**BEDROOM 3** 



**DIRECTIONS** 



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