







Approx 51 sq m / 553 sq ft

Approx 34 sq m / 370 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agent

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains electric, water and drainage HEATING: Gas central heating

We would respectfully ask you to call our office before you view this property internally or externally

### KAB/KAB/DRAFt/10/25

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







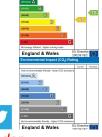




## 7 Talbot Road, Ammanford, SA18 3BA

- Three bedrooms
- Detached garage with electricity
- Rear garden
- Ammanford Park nearby
- Double glazing

- Two reception rooms
- · Off-street parking for a small car
- Town centre location
- Gas central heating
- EPC Rating D



£169,000

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The Agent that goes the Extra Mile

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A three bedroom mid-terrace family house walking distance to the town centre and Ammanford Park. The property benefits from a detached garage accessed via a private lane. The house has been well maintained externally and internally.

On the first floor, there are three bedrooms and a landing with inbuilt storage. On the ground floor, there is a double reception room leading on to the kitchen and family bathroom. Externally there is a small courtyard which leads to a detached garage (with electricity supply) access via a private and a separate rear garden behind the garage. The garden benefits from a lawned and patio area, with practically-sized storage shed.

Ammanford is a market town and provides good shopping and leisure facilities, with out-of-town retailers located in Cross Hands. Easy access to the M4 motorway via Junction 49.





## DIRECTIONS

From our office take a right at the roundabout and the entering the second roundabout go straight on - pass the park on the right hand side enter the roundabout and turn right and then make a left onto Talbot Road and the property will be located on the right-hand side. What 3 Words: Start. Executive. Teams

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