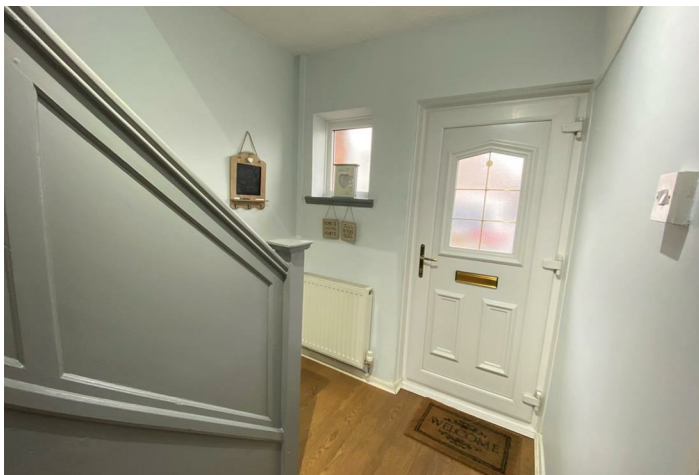




36 Arthur Street

, Ammanford, SA18 2DR

Offers in the region of £137,000



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Entrance Hallway

9'4" x 4'5" (2.87m x 1.37m)

Entrance is via a uPVC door with double glazed obscure glass pane, laminate flooring, 1 x radiator, smooth ceiling with light fitting and smoke alarm, uPVC double glazed window to the front with obscure glass, doors leading to the lounge and Kitchen/Dining Room, staircase leading to the first floor.

Lounge

14'10" x 10'0" (4.53m x 3.05m)

Spacious lounge with uPVC double glazed bay window to the front, laid carpet, 1 x radiator, smooth ceiling with light fixture, fire surround, several PowerPoints.

Kitchen/Dining Room

21'4" x 10'1" (6.52m x 3.08m)

Range of modern wall and base units with complimentary worksurface and stylish wall tiles over, plumbing made ready for a washing machine and dishwasher, double oven and grill with extractor hood over, sink and drainer with hot and cold taps, laminate flooring, 2 x uPVC double glazed windows with fitted roller blinds to the rear with views of the garden, space for an American Fridge freezer, dining room aspect has ample space for dining table and chairs, 1 x radiator, smooth ceiling with 2 x light fittings.

Rear Porch

uPVC door with double glazed panes providing access to the side and rear. doors leading to 2 x sheds.

Staircase and Landing

Laid carpet, smooth ceiling with light fitting, smoke

alarm and attic hatch, uPVC double glazed window to the side with fitted roller blind. Doors leading to the family bathroom and bedrooms 1-3.

Bedroom 1

11'10" x 11'4" (3.62m x 3.47m)

Laid carpet, 1 x radiator, 1 x uPVC double glazed window to the front, smooth ceiling with light fixture, in-built cupboard for additional space.

Bedroom 2

11'1" x 10'2" (3.40m x 3.10m)

Laid carpet, 1 x radiator, 1 x uPVC double glazed window to the rear, smooth ceiling with light fixture, built in wardrobes.

Bedroom 3

9'7" x 8'5" (2.93m x 2.57m)

Laid carpet, 1 x radiator, 1 x uPVC double glazed window to the front, smooth ceiling with light fixture.

Family Bathroom

7'7" x 6'2" (2.33m x 1.89m)

Three piece suite consisting of panelled bath with Bristan electric shower over, w.c, pedestal wash hand basin, wall tiles over, uPVC double glazed with obscure glass to the side, wall mounted glass cabinet, smooth ceiling with light fixture and extractor fan, floor tiles.

Externally

Externally and to the front there is off road parking for 2-3 vehicles, to the rear there is a large enclosed garden with a garden shed, 2 additional sheds linked to the rear porch, laid lawn and patio area.

Disclaimer

Disclaimer general information:

Services:

Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations.

Important information

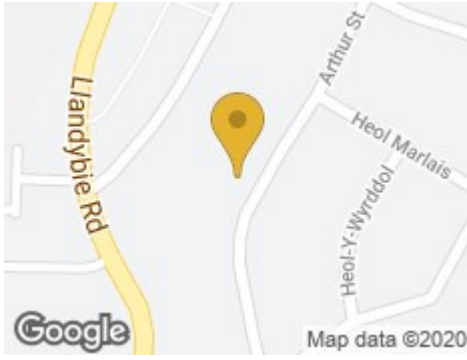
These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries

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Road Map



Hybrid Map

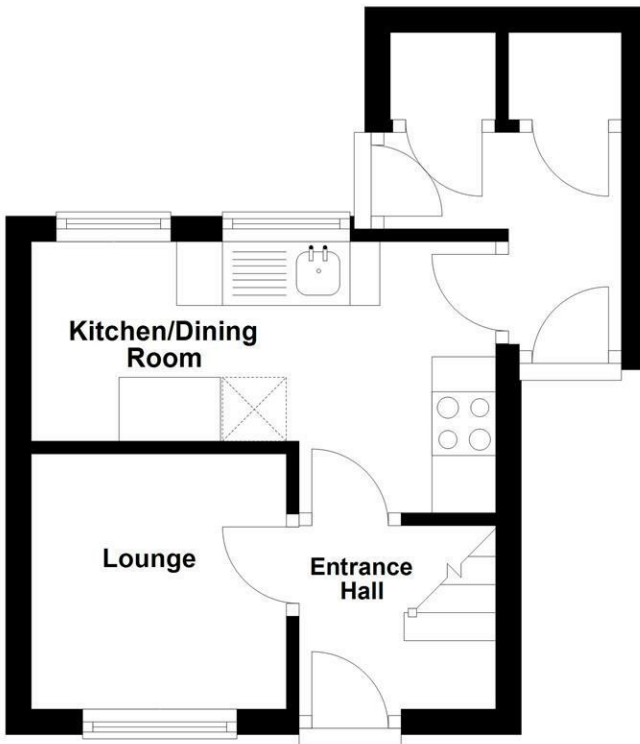


Terrain Map

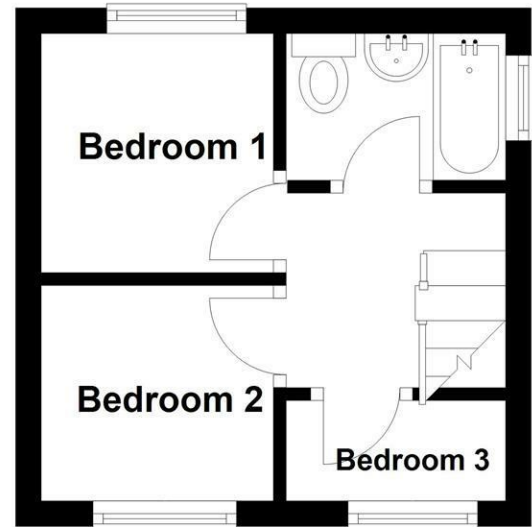


Floor Plan

Ground Floor



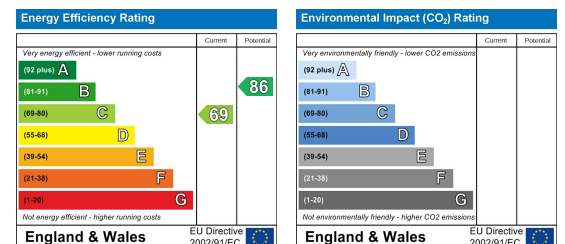
First Floor



Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.