



Harold Street, Ammanford, SA18 6DF

£129,950



**Calow Evans**  
Estate Agents

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## Harold Street, Ammanford, SA18 6DF

Situated within reasonable walking distance of the amenities that Ammanford town centre has to offer is this ideal first time buyers home. This three bedroom mid terrace property enjoys a ground floor wet room, gas central heating, double glazing and benefits from an enclosed rear garden with potential for off road parking.

Ammanford town offers good shopping and leisure facilities, access to the M4 motorway is via junction 49 at Pont Abraham. Internal viewing is highly recommended to fully appreciate the accommodation offered.







## Entrance Hallway

Stairs to first floor, radiator with cover.

## Lounge

3.78m x 3m (12'5" x 9'10")

Double glazed window to front, single panel radiator, gas fire in surround.

## Kitchen/Breakfast Room

3.76m x 3.71m (12'4" x 12'2")

Double glazed window to rear, radiator with cover, tiled floor, part tiled walls, fitted with a range of wall & base units, stainless steel sink & draining board, built in electric oven, gas hob, under-stairs storage.









## Utility Area

Plumbing for washing machine.

## Wet Room

2.49m x 2.34m (8'2" x 7'8")

Double glazed window to rear, single panel radiator, WC, sink in vanity cupboard, mains shower.

## Lean-To

Double glazed window & door to rear, sink & draining board unit.

## First Floor Landing

Double glazed window to rear.

## Bedroom One

4.22m x 2.95m (13'10" x 9'8")

Double glazed window to front, single panel radiator.

## Bedroom Two

Double glazed window to rear, single panel radiator, cupboard housing gas boiler providing domestic hot water & central heating.

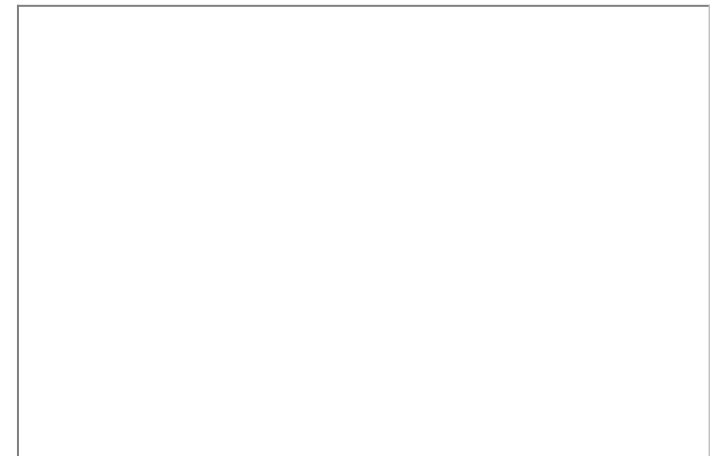
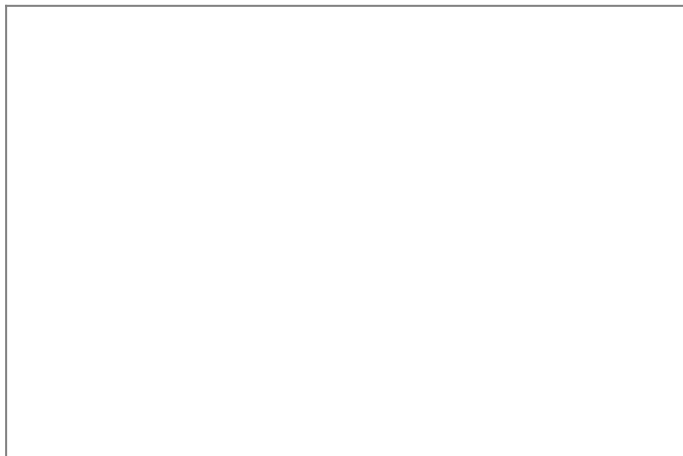
## Bedroom Three

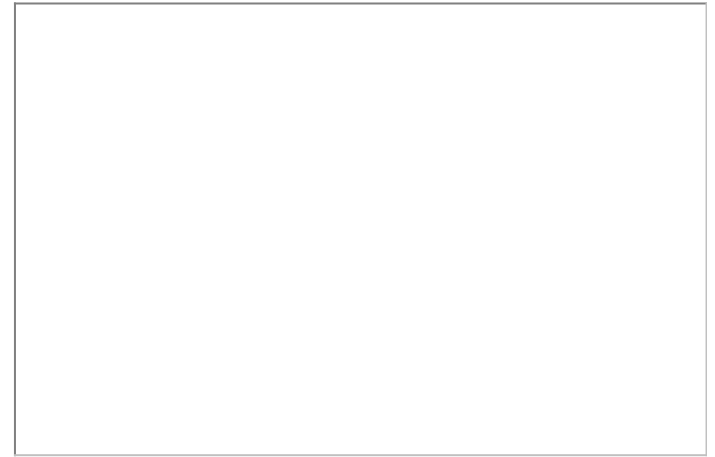
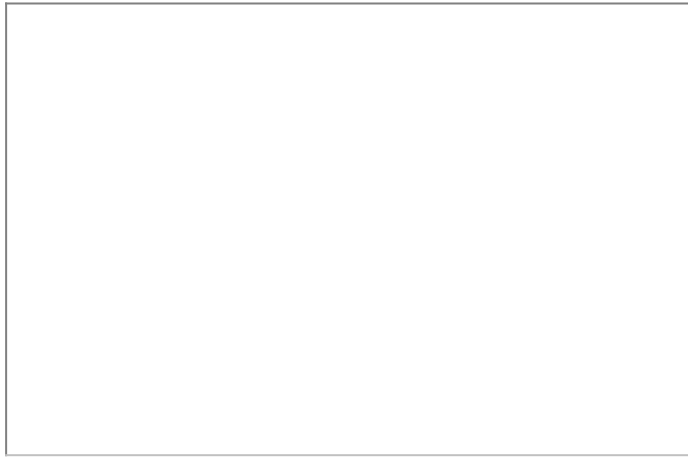
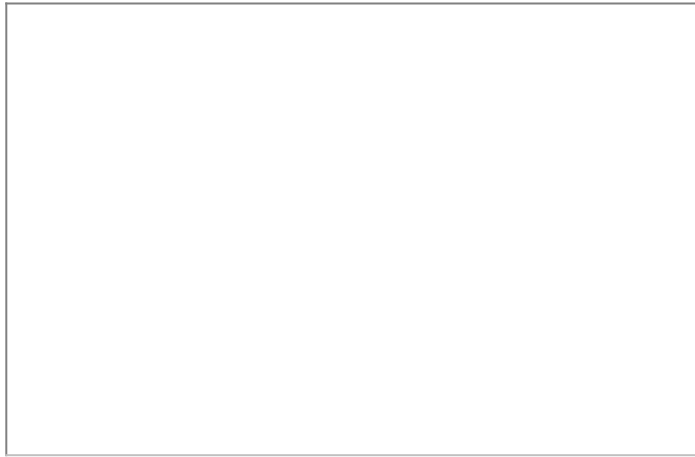
3.12m x 1.78m (10'3" x 5'10")

Double glazed window to front, single panel radiator.

## Externally

Enclosed rear garden with decked area and lawned area, potential for off road parking to the rear via private lane.





## **Services**

We are advised that mains services are connected.

## **Tenure**

Freehold

## **Council Tax**

Band B

## **Disclaimer**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



**Address**

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Ammanford, SA18 3AF

**Office Contact**

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