



**23 Walter Road, Ammanford, Ammanford, SA18 2NH**

**Offers over £150,000**

A semi detached house set within walking distance of local schools and Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge/diner, kitchen, utility room, downstairs bathroom and 3 bedrooms. The property benefits from gas central heating, uPVC double glazing and enclosed rear garden.



## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, under stairs storage, radiator and tongue and groove ceiling.

## Lounge

22'8" x 9'9" inc to 12'1" (6.93 x 2.98 inc to 3.69)



with fireplace, 2 wall lights, 2 radiators, tongue and groove ceiling and uPVC double glazed window to rear and bay window to front.

## Kitchen

16'4" x 9'11" (4.99 x 3.04)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with oven under, part tiled walls, tiled floor, radiator,

tongue and groove ceiling and uPVC double glazed window to side.

## Utility

7'4" x 10'11" (2.24 x 3.33)



with range of fitted base and wall units, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, heated towel rail, hatch to roof space and uPVC double glazed window and door to rear.

## Bathroom

8'5" x 5'2" (2.57 x 1.58)



with low level flush WC, pedestal wash hand basin, bath with shower attachment taps, waterproof wallboards, radiator and uPVC double glazed window to rear.

## First Floor



## Landing

### Bedroom 1

11'8" x 16'11" (3.58 x 5.18)



with radiator and 2 uPVC double glazed windows to front.

### Bedroom 2

11'8" x 10'7" (3.57 x 3.24)



with radiator, coved ceiling and uPVC double glazed window to rear.

### Bedroom 3

13'3" x 10'4" (4.05 x 3.17)



with radiator, coved ceiling and uPVC double glazed window to rear.

## Outside



with shingle garden to front which could potentially be off road parking subject to planning consent, rear garden with paved patio, block built shed and lawned garden.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

## NOTE

All photographs are taken with a wide angle lens.

## Directions

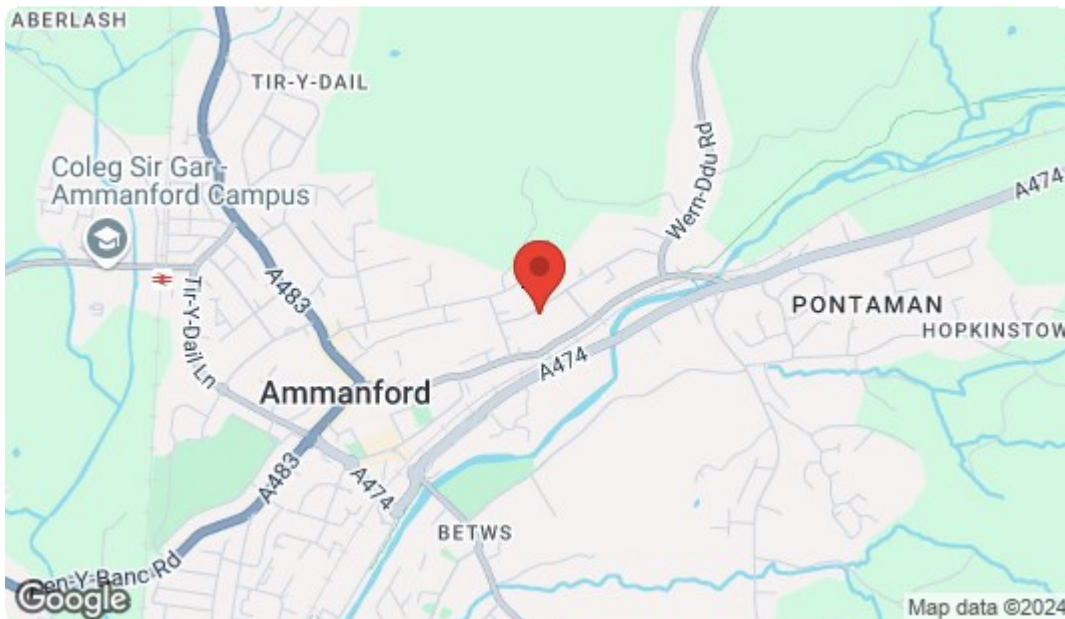
Leave Ammanford on College Street, turn right into Margaret Street and follow the road round to the right into Union Street and take the first left onto Walter Road and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>46</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.