



13 Margaret Street, Ammanford, Ammanford, SA18 2NP

Offers in the region of £215,000

A well presented semi detached house set within walking distance of Ammanford town centre. Convenient for most local amenities including schools, shops and public transport and approximately 5 miles from the M4 motorway. Accommodation comprises entrance hall, lounge/diner, kitchen, downstairs bathroom, 3 bedrooms and upstairs WC. The property benefits from gas central heating, uPVC double glazing, off road parking, large rear garden and detached garage.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, laminate floor and radiator.

Lounge

9'10" x 11'9" (3.01 x 3.6)



with laminate floor, radiator and uPVC double glazed window to front. Double doors to

Dining Room

12'4" x 12'3" (3.76 x 3.74)



with laminate floor, radiator and uPVC double glazed window to rear.

Kitchen

10'2" x 8'10" (3.11 x 2.71)



with range of fitted base and wall units, one and half bowl sink unit with mixer taps, 4 ring induction hob with extractor over and oven under, plumbing for automatic washing machine, cupboard housing wall mounted gas boiler providing domestic hot water and central heating, breakfast bar, under stairs cupboard, part tiled walls, radiator and uPVC double glazed window to side.

Side Hall

with uPVC double glazed door to side.

Downstairs Bathroom

8'11" x 5'4" (2.72 x 1.64)



with low level flush WC, vanity wash hand basin with cupboards under, p shaped panelled bath with mains shower over, part

tiled walls and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space and uPVC double glazed window to rear.

WC

5'6" x 2'6" (1.69 x 0.77)



with low level flush WC, vanity wash hand basin with cupboards under and extractor fan.

Bedroom 1

11'6" x 9'7" (3.53 x 2.94)



with radiator and uPVC double glazed window to rear.

Bedroom 2

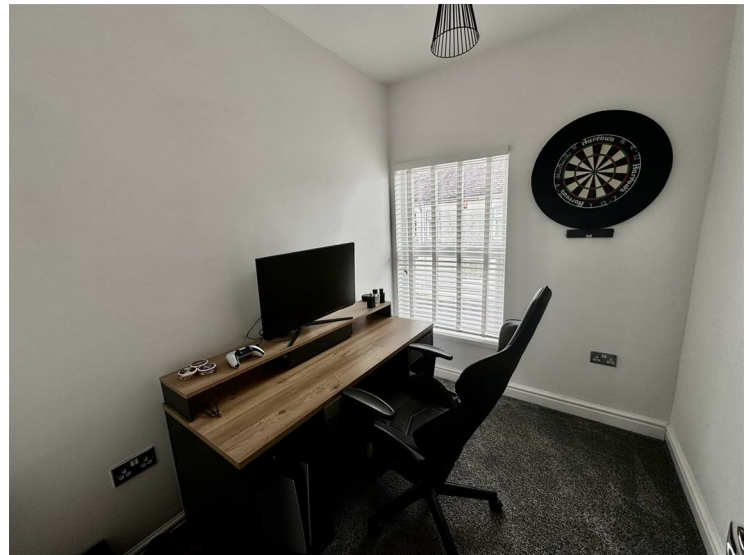
11'6" x 8'9" (3.53 x 2.69)



with fitted wardrobes, radiator and uPVC double glazed window to front.

Bedroom 3

8'3" x 6'9" (2.53 x 2.08)



with radiator and uPVC double glazed window to front.

Outside



with side drive, lawned garden to rear, gravelled area and outside light and tap. Access to the back garden off Car park.

Detached Garage

with up and over door and door and window to side.

Services

Mains gas, electricity, water and drainage.

NOTE

All photographs are taken with a wide angle lens.

Council Tax

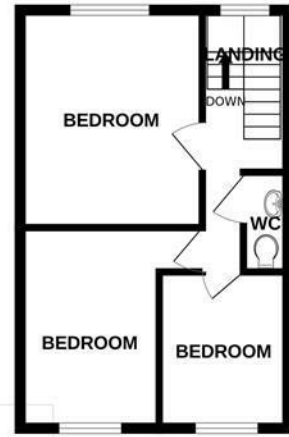
Band C

Directions

Leave Ammanford on College Street, turn right into Margaret Street 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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Please note:

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