



27 Station Road, Ammanford, Ammanford, SA18 2DB

Offers in the region of £130,000

A 3 bedroom semi detached property set within reasonable walking distance of Ammanford town centre with its range of schools, shops, restaurants and transport facilities. Accommodation comprises entrance hall, lounge, dining room, kitchen, 3 bedrooms, shower room, 2 cellar rooms and rear garden. The property benefits from gas central heating and uPVC double glazing.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, radiator and textured ceiling.

Lounge

10'10" x 12'10" (3.31 x 3.92)



with radiator, textured ceiling and uPVC double glazed window to front.

Dining Room

10'7" x 13'6" (3.25 x 4.12)



with stairs down to cellar, radiator, textured ceiling and uPVC double glazed window to side.

Kitchen

10'7" x 15'5" (3.24 x 4.70)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, radiator, textured ceiling and uPVC double glazed window to rear and door to side.

First Floor

Landing

with hatch to roof space and textured ceiling.

Bedroom 1

10'9" x 15'6" (3.29 x 4.73)



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

Bedroom 2

9'3" x 10'7" (2.82 x 3.24)



with built in cupboard, radiator, textured ceiling and uPVC double glazed window to side.

Bedroom 3

12'2" x 8'11" (3.73 x 2.74)



with radiate, textured ceiling and uPVC double glazed window to front.

Shower Room

8'11" x 7'0" (2.73 x 2.14)



with low level flush WC, pedestal wash hand basin, built in cupboard, shower cubicle with electric shower, part tiled walls, radiator, textured ceiling and uPVC double glazed window to front.

Cellar 1

9'4" x 13'6" (2.86 x 4.13)

with power and light connected. Door to

Cellar 2

with restricted head hight, power and light connected and door to rear garden.

Outside



with side entrance narrowing to rear garden with lawned area, concrete pathway leading to rear sheds which need attention and potential off road parking to rear if sheds are removed.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

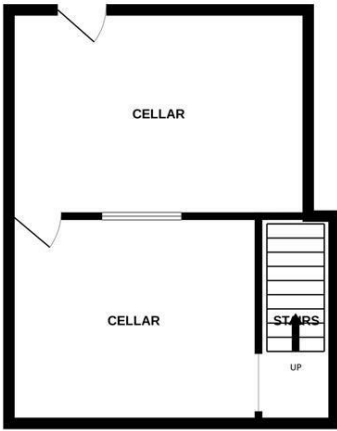
NOTE

All photographs are taken with a wide angle lens.

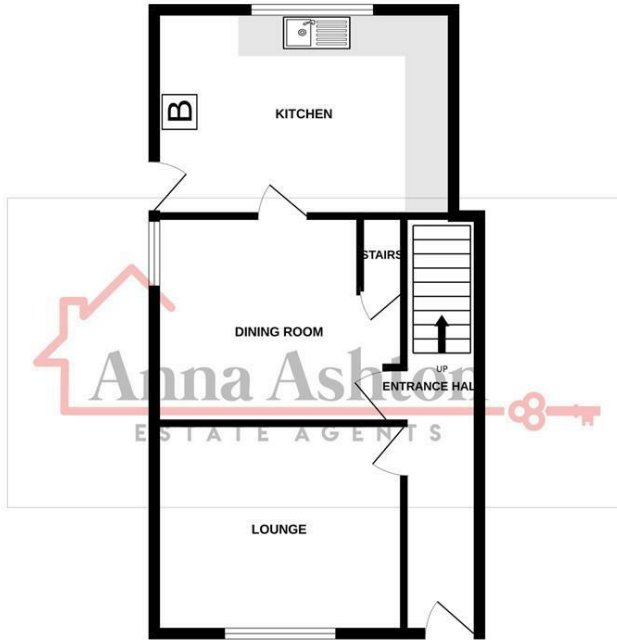
Directions

Leave Ammanford on College Street then turn third left into Station Road, follow the road and the property can be found on the right hand side, identified by our For Sale board.

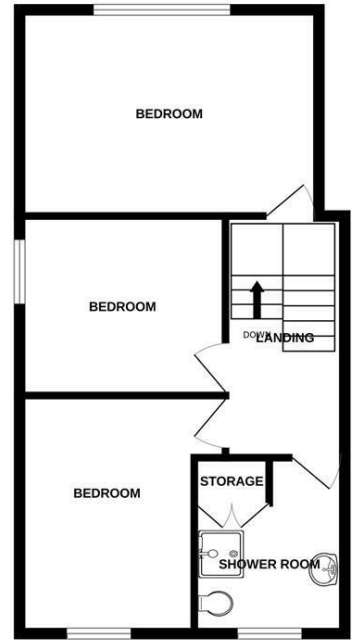
BASEMENT



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		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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.