



118a High Street, , Ammanford, SA18 2ND

Offers in the region of £210,000

NO ONWARD CHAIN!

A semi detached house located within half a mile of Ammanford town centre with its range of shopping, schooling and transport facilities. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, downstairs WC, 4 bedrooms one with shower room en suite, shower room and separate WC. The property benefits from gas central heating, part secondary and part double glazing, off road parking for 5 cars, detached garage and large enclosed garden.

Ground Floor

Hardwood single glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and textured ceiling.

Lounge

25'3" into bay x 12'4" (7.72 into bay x 3.77)



with fireplace in feature surround, 2 radiators, textured and coved ceiling and Hardwood secondary glazed bay window to front and Hardwood secondary glazed window to rear.

Dining Room

13'11" x 13'5" into bay (4.26 x 4.10 into bay)



with radiator, textured and coved ceiling and Hardwood secondary glazed bay window to side and Hardwood secondary glazed window to front.

Kitchen

16'2" x 14'7" (4.94 x 4.45)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic dishwasher, built in cupboard, part tiled walls, Quarry tiled floor, textured ceiling and Hardwood double glazed window to side and rear and door to side.

Hall

with quarry tiled floor and hardwood single glazed door to side

WC

3'9" x 4'6" (1.16 x 1.39)



with low level flush WC, vanity wash hand basin, tiled floor, part tongue and groove walls and Hardwood single glazed window to side.

Utility

8'2" x 4'5" (2.51 x 1.37)

with plumbing for automatic washing

machine, Quarry tiled floor, textured ceiling and Hardwood single glazed window to side.

First Floor

Landing

with 2 hatch to roof spaces, large built in airing cupboard with hanging rails, shelving and wall mounted gas boiler providing domestic hot water and central heating, textured ceiling and Hardwood single glazed window to front.

Bedroom 1

11'6" x 11'9" (3.53 x 3.60)



with radiator, textured ceiling and Hardwood secondary glazed window to front.

Bedroom 2

14'3" x 11'10" (4.36 x 3.63)



with built in cupboard, radiator, textured and coved ceiling and Hardwood secondary glazed window to front.

Bedroom 3

10'0" x 12'5" (3.07 x 3.81)



with radiator, textured ceiling and Hardwood single glazed window to rear.

Bedroom 4

10'10" x 11'6" (3.31 x 3.51)



with built in cupboard, radiator, textured ceiling and Hardwood single glazed window to side.

Shower Room En Suite

4'10" x 5'9" (1.48 x 1.76)



with pedestal wash hand basin, shower cubicle with electric shower, Respatex walls and ceiling, downlights, heated towel rail, extractor fan and Hardwood single glazed window to rear.

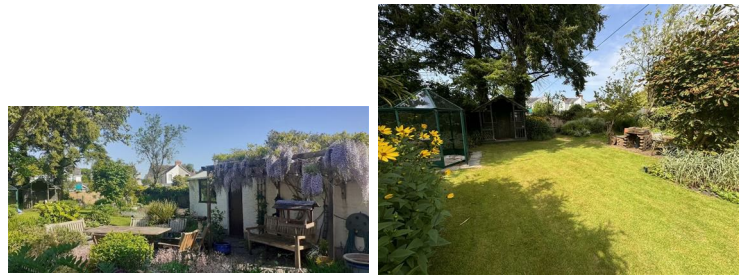
Shower Room

6'7" red to 4'11" x 13'4" (2.03 red to 1.50 x 4.08)



with low level flush WC, pedestal wash hand basin, bidet, walk in shower with electric shower, part tiled walls, part Respatex walls, extractor fan, radiator, textured ceiling and Hardwood single glazed window to rear.

Outside



with tarmac drive for 5 cars to front and side leading to detached garage and enclosed rear garden with patio area, lawned gardens, timber summer house, vegetable plots, flower borders, further patio area and outside light and tap.

Detached Garage

23'10" x 14'1" (7.28 x 4.3)

with roller door, power and light connected and wood window to rear and door to side.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

NOTE

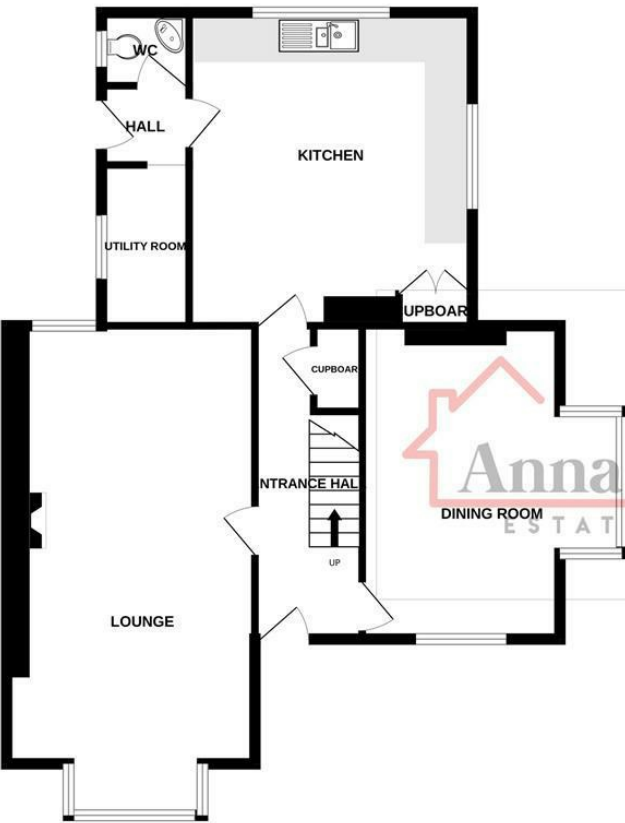
All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and the

property can be found on the left hand side,
just before Oakfield Terrace and 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.