



44 Walter Road, , Ammanford, SA18 2NH

Offers in the region of £139,950

A mid terraced 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, sitting room, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and large rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor and radiator.

Lounge

9'9" x 12'11" (2.99 x 3.95)



with feature fireplace, built in alcove cupboard, radiator, dado rail and uPVC double glazed window to front.

Sitting Room

12'3" x 12'7" (3.75 x 3.84)



with feature fireplace, built in alcove cupboard, radiator, textured ceiling, dado rail and uPVC double glazed window to rear.

Kitchen

11'9" x 8'10" (3.60 x 2.70)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, under stairs cupboard, radiator, textured ceiling and uPVC double glazed window to side and door to side.

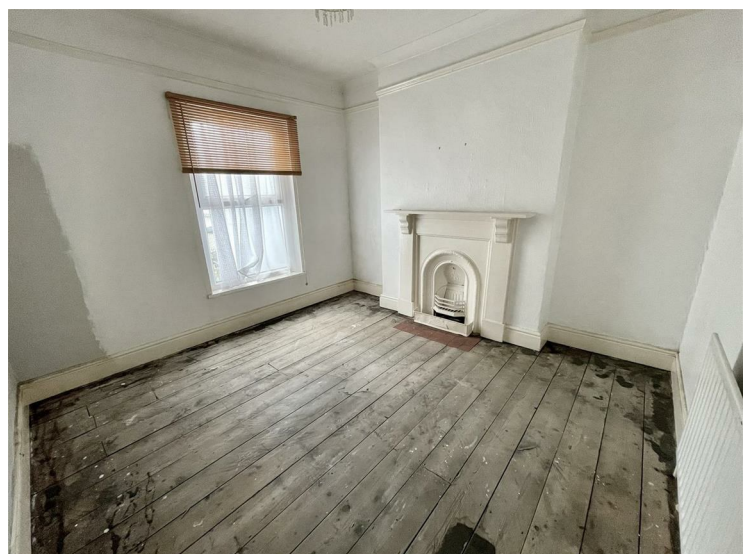
First Floor

Landing

with hatch to roof space and textured and coved ceiling.

Bedroom 1

11'1" x 10'7" (3.38 x 3.23)



with feature fireplace, dado rail, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

11'10" x 9'5" (3.61 x 2.89)



with feature fireplace, radiator, dado rail, textured and covered ceiling and uPVC double glazed window to front.

Bedroom 3

8'8" x 6'11" (2.66 x 2.13)



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

Bathroom

10'11" x 8'10" (3.35 x 2.71)



with low level flush WC, pedestal wash hand basin, built in cupboard with shelving, panelled bath, extractor fan, radiator, textured and covered ceiling and uPVC double glazed window to side.

Outside



with concrete patio area to rear leading to overgrown garden with mature shrubs and outside tap.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

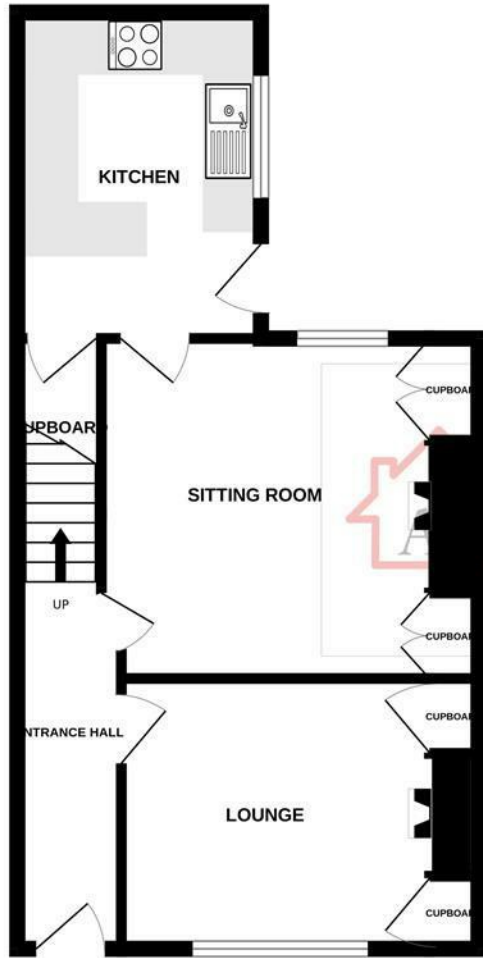
NOTE

All internal 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 left hand side,
identified by our For Sale board.



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.