



**109 Margaret Street, Ammanford, Ammanford, SA18 2NN**

**Offers in the region of £270,000**

A detached bungalow located in a popular area within approximately half a mile of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, kitchen, bathroom and 3 bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and front and rear gardens.



## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with hatch to roof space, radiator and textured ceiling.

## Lounge

13'10" red to 9'11" x 21'0" red to 11'0"  
(4.22 red to 3.03 x 6.41 red to 3.37)



with fireplace, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and Bay window to front.

## Kitchen

11'0" x 9'7" (3.37 x 2.93)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, gas cooker point, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and

central heating, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window and door to side.

## Bathroom

6'5" x 9'6" (1.97 x 2.91 )



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over, built in cupboard, radiator, tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window to side.

## Bedroom 1

11'6" x 9'7" (3.51 x 2.93)



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



## Bedroom 2

8'4" x 11'0" (2.56 x 3.36)



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

## Bedroom 3

10'7" x 7'11" (3.25 x 2.43)



with laminate floor, radiator, textured ceiling and uPVC double glazed window to side.

## Outside



with lawned garden to front, tarmac drive leading to garage with up and over door. Side access to enclosed rear garden with pond, concrete area and lawned garden.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

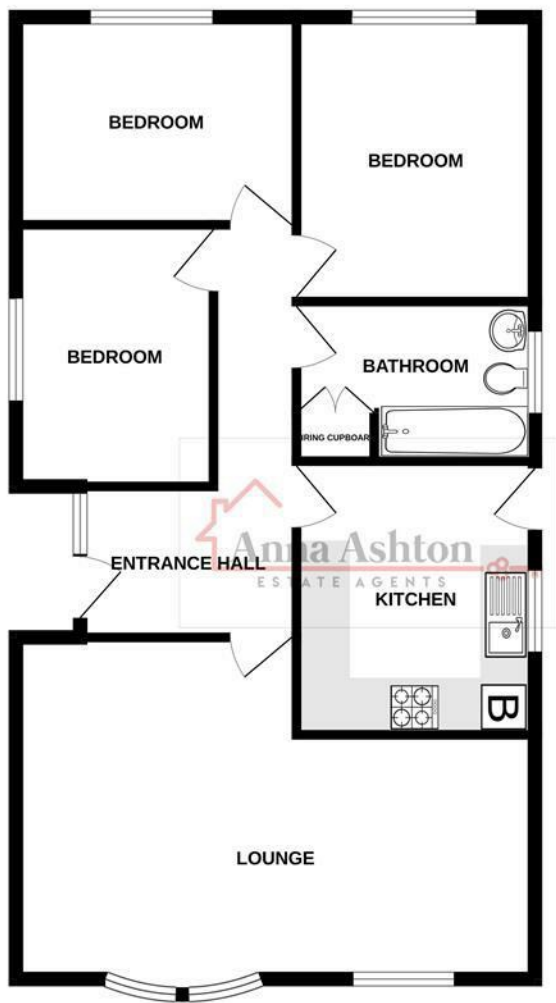
## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street then turn first right into Margaret Street. Follow the road straight into the more modern section and continue up and around the bend and the property can be found on the right hand side, identified by our For Sale board.

GROUND 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		82
(69-80) C		
(55-68) D	59	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.