



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
14 Offices Across South Wales

47 New Road
Ammanford
Carmarthenshire.
SA18 3EY

Price **£238,000**



- Three bed semi detached property
- Front room, lounge/ dining area
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Front and rear gardens
- Off road parking to rear

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

We have pleasure in offering for sale this three bedroom semi detached property within close proximity to Ammanford town centre and its amenities.

EPC Rating: C72

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

New Road, Ammanford, Carmarthenshire.

Property Description

We have pleasure in offering for sale this three bedroom semi detached property within close proximity to Ammanford town centre and its amenities including primary schools, secondary school, banking, shops, leisure centre, places of worship, surgery, bus and train station and 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, front room, lounge/ dining area, kitchen, landing, bathroom and three bedrooms.

The property has the benefit of gas fired central heating, Upvc glazing, front and rear gardens, off road parking for two vehicles.

Upvc glazed door to

Hallway

Upvc glazed window to front, radiator, stairs to first floor, under stair storage, battery smoke alarm.

Front Room (12' 9" x 10' 8") or (3.89m x 3.26m)

Upvc glazed bay window to front, radiator, laminate flooring.

Lounge / Dining Area (17' 7" x 16' 6" Max) or (5.36m x 5.04m Max)

Upvc glazed patio doors to rear, upvc glazed window to side, two radiators, laminate flooring, under stair storage, telephone point, TV points.

Kitchen (10' 0" x 9' 5") or (3.05m x 2.88m)

Upvc glazed door to rear, upvc glazed window to rear and side, radiator, tiled flooring, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, hob with extractor fan above, oven, integrated dishwasher, integrated fridge freezer, plumbing for automatic washing machine, Ideal gas fired boiler controlling domestic hot water and central heating, hatch to roof space.

Landing

Upvc glazed window to side, hatch to roof space, battery smoke alarm.

New Road, Ammanford, Carmarthenshire.

Bathroom (7' 11" x 6' 7") or (2.42m x 2.0m)

Upvc glazed window to rear, towel radiator, tiled flooring, part tiled walls, wash hand basin in unit, Wc, bath with shower attachment, fitted wall unit, extractor fan.

Bedroom 2 (11' 1" x 10' 2") or (3.38m x 3.10m)

Upvc glazed window to rear, radiator.

Bedroom 1 (15' 0" x 10' 2") or (4.57m x 3.10m)

Upvc glazed bay window to front, radiator.

Bedroom 3 (8' 9" x 8' 1") or (2.66m x 2.47m)

Upvc glazed window to front, radiator, fitted clothes rail.

Outside

Steps and footpath to front, with two lawned areas.

Side pedestrian access.

Concrete sitting area leading to footpath surrounded by lawned areas.

Parking area to rear

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on Wind Street and bear left into New Road where the property can be found on the right hand side.

