

**10 Penybanc Road  
Ammanford  
Carmarthenshire.  
SA18 3EA**

**Price £145,000**



- Semi detached property
- Great investment opportunity
- Cash buyers /limited lenders
- Potential off road parking
- Front and rear gardens
- In need of full renovation
- Outskirts of Ammanford town centre

## **General Description**

We have the pleasure in offering for sale this semi detached property located on the outskirts of Ammanford town centre with local amenities including primary schools, secondary school, leisure centre, shops, banking and places of worship etc.





## Penybanc Road, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this semi detached property located on the outskirts of Ammanford town centre with local amenities including primary schools, secondary school, leisure centre, shops, banking and places of worship etc.

The property is in need of full renovation.

The property benefits from town centre location, potential off road parking and front and rear gardens

### 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 gas, mains drainage

### Tenure

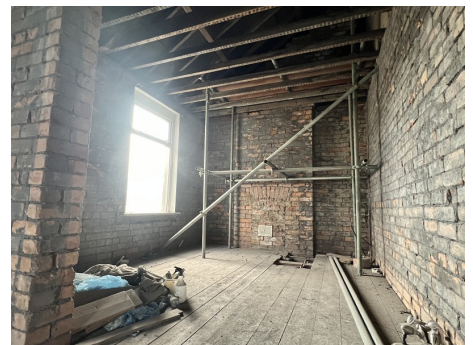
Freehold

### Council Tax

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### Directions

Leave Ammanford on Wind Street and continue along the main road into Penybanc Road where the property can be found on the left hand side.



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### 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](mailto:surveys@ctf-uk.com).