

**134 High Street  
Ammanford  
Carmarthenshire  
SA18 2ND**

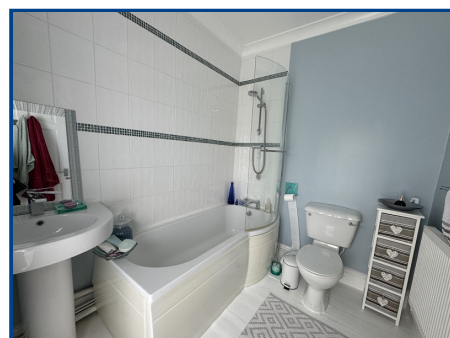
**Price £170,000**



- Two bedroom mid terrace property
- Kitchen/ dining room
- Lounge
- Bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Potential for off road parking

### **General Description**

We have the pleasure in offering for sale this two bedroom mid terrace property within close proximity to Ammanford town centre and all its amenities.



## High Street, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this two bedroom mid terrace property within close proximity to Ammanford town centre and all its amenities including shops, banking, primary schools, secondary schools, leisure centre, restaurants, public houses, places of worship, railway station, bus station and a further 7 miles to junction 49 of the M4.

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

The property benefits from Upvc glazing, gas fired central heating, rear garden, the potential for off road parking and is within close proximity to the town centre.

### Upvc glazed door to

### Hallway

Coved ceiling, battery smoke alarm, laminate flooring, stairs to first floor.

### Kitchen/ dining room (19' 7" x 12' 3") or (5.96m x 3.74m)

Upvc glazed door to rear, upvc glazed windows to front and rear, coved ceiling, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, hob with extractor fan over, cooker point, plumbing for automatic washing machine, under stair storage, telephone point, Worcester gas fired boiler controlling domestic hot water and central heating.

### Lounge (19' 7" x 8' 8") or (5.97m x 2.65m)

Upvc glazed windows to front and rear, two radiators, coved ceiling, alcove storage, electric fireplace.

### Landing

Radiator, coved ceiling, hatch to roof space.

### Bathroom (7' 5" x 6' 7") or (2.27m x 2.00m)

Upvc glazed window to rear, radiator, coved ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over.

### Bedroom 2 (14' 2" Max x 11' 7" Max) or (4.32m Max x 3.54m Max)

Two upvc glazed windows to front, radiator, coved ceiling.

### Bedroom 1 (19' 7" x 8' 11" Max) or (5.96m x 2.72m Max)

Upvc glazed windows to front and rear, two radiators, coved ceiling.

### Outside

Concrete area to rear, with a storage shed and outside WC.

Footpath leading to lawned area, flowerbeds and three further outbuildings surrounded by mature trees and shrubs.

### Agents Note

There is a vehicular right of way over the rear of numbers 138 & 136 for potential parking.

Number 132 has pedestrian access over the rear of the property.

### 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 High Street where the property can be found on the left hand side.



### Important notice

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