



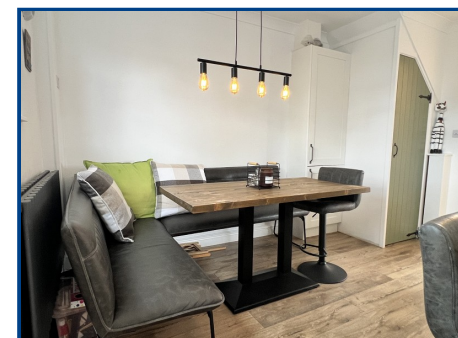
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**42 Parcyrhun
Ammanford
Carmarthenshire
SA18**

Price £199,950



- Three bedroom semi detached property
- Lounge, kitchen/diner, shower room
- Upvc glazing
- Gas fired central heating
- Recently renovated
- Ample off road parking to front and rear
- Viewings highly recommend
- No forward chain



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

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.

General Description

We have the pleasure in offering for sale this recently renovated three bedroom semi detached property located on the outskirts of Ammanford town centre approximately a mile from its amenities including primary schools, secondary school, banking, shops, public houses, restaurants, leisure centre, places of worship, bus station, railway station and approximately 7 miles from junction 49 of the M4.

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Parcyrhun, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises hallway, lounge, kitchen/diner, landing, shower room and three bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating, rear garden, driveway and ample off road parking to rear and no forward chain.

Upvc glazed door to

Hallway

Upvc glazed window to front, radiator, coved ceiling, laminate flooring, hard wired smoke alarm, stairs to first floor, under stairs storage, telephone point.

Lounge (14' 2" x 11' 6") or (4.33m x 3.50m)

Upvc glazed bay window to front, radiator, coved ceiling, fireplace with oak beam and stone hearth.

Kitchen/Diner (21' 4" x 9' 11") or (6.50m x 3.03m)

Upvc glazed patio doors to rear, upvc glazed window to rear, radiator, coved ceiling, laminate flooring, six down lights, ceiling lights, Main gas fired boiler controlling domestic hot water and central heating in fitted storage unit, fitted storage unit housing plumbing for automatic washing machine, fitted wall and base units, work surface, splashback, breakfast bar, sink unit, Beko range cooker in a feature fireplace, integrated fridge freezer.

Landing

Upvc glazed window to side, radiator, coved ceiling, hatch to roof space, hard wired smoke alarm.

Parcyrhun, Ammanford, Carmarthenshire.

Shower Room (7' 1" x 5' 8") or (2.15m x 1.72m)

Upvc glazed window to side, radiator, tiled walls and flooring, double walk in shower tray, wash hand basin, close coupled WC, extractor fan, four down lights.

Bedroom 2 (13' 8" x 10' 0") or (4.17m x 3.06m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 1 (14' 8" x 11' 1") or (4.47m x 3.38m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 3 (9' 10" Max x 8' 10") or (3.00m Max x 2.70m)

Upvc glazed window to front, radiator, coved ceiling, fitted storage.

Outside

Gravelled area to front for ample off road parking.

Side pedestrian access.

Patio seating area to rear, with two block built storage sheds, one with a WC.

The patio area leads onto a lawned area with a gate to a further parking area.

Agents Note

There is a right of way over the lane to the rear for access to the rear parking area.

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

B

Directions

Leave Ammanford on Wind Street taking a left into New Road. Continue along New Road and turn right for Parcyrhun. Bear right and the property can be found on the left hand side.

