



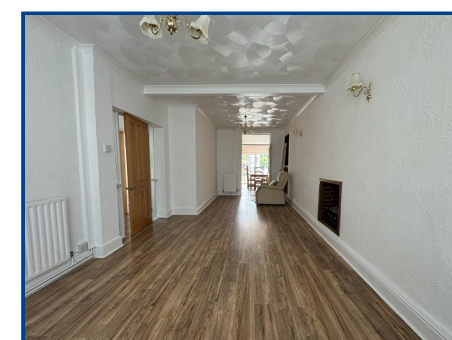
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**41b High Street  
Ammanford  
Carmarthenshire  
SA18 2NB**

**Price £225,000**



- Three bedroom semi detached house
- Lounge, dining room
- Kitchen/ dining room
- Bathroom, shower room & WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway
- Outbuilding



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

#### General Description

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

**Tel: 01269 591 884**

**Email: [ammanford@ctf-uk.com](mailto:ammanford@ctf-uk.com)**

**Web: [www.ctf-uk.com](http://www.ctf-uk.com)**

High Street, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached 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, dining room, kitchen/ dining room, shower room & WC, landing, bathroom and three bedrooms.

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

Upvc glazed door to

Hallway

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

Lounge (24' 8" x 10' 11") or (7.52m x 3.33m)

Upvc glazed bay window to front, three radiators, textured and coved ceiling, laminate floor, two wall lights, alcove storage, telephone point, fireplace.

Dining Room (14' 11" x 7' 10") or (4.55m x 2.39m)

Upvc glazed sliding doors to rear, radiator, textured and coved ceiling, laminate flooring, wall light.

Kitchen/ dining room (24' 2" Max x 8' 11" Max) or (7.37m Max x 2.73m Max)

Upvc glazed door to side, upvc glazed windows to side and rear, radiator, textured and coved ceiling, part tiled walls, part tiled floor, part laminate floor, fitted wall and base units, work surface, sink unit with mixer tap, plumbing for automatic washing machine, cooker point with extractor fan over, under stair storage, storage cupboards, telephone point.

Shower Room & WC

Textured ceiling, tiled floor, Respatex walls, shower cubicle with electric shower, wash hand basin, close coupled WC.

High Street, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to side, textured ceiling, battery smoke alarm, hatch to roof space, dado rail, airing cupboard housing textured ceiling, towel radiator, slatted shelving, and Worcester gas fired boiler controlling domestic hot water and central heating.

Bedroom 1 (18' 6" Max x 12' 9" Max) or (5.64m Max x 3.88m Max)

Upvc glazed bay window to front, upvc glazed window to front, two radiators, textured ceiling, telephone point.

Bedroom 2 (11' 7" x 8' 7") or (3.52m x 2.61m)

Upvc glazed window to rear, radiator, textured ceiling, fitted wardrobes.

Bedroom 3 (10' 3" x 9' 8") or (3.12m x 2.95m)

Upvc glazed window to rear, radiator, textured and coved ceiling.

Bathroom (8' 6" x 5' 7") or (2.60m x 1.71m)

Upvc glazed window to side, radiator, textured ceiling, tiled walls, close coupled WC, pedestal wash hand basin, bath with shower attachment over.

Outside

Driveway for ample parking to front. Pedestrian access to side leading to rear garden. Patio seating area to rear with footpath to lawned area. Garage & two sheds with up and over door to front, wooden door, wooden windows, electricity.

Agents Note

There is pedestrian access over the land of the fire station into the rear garden.

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

Council Tax

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Directions

Leave Ammanford on High Street where the property can be found on the right hand side.

