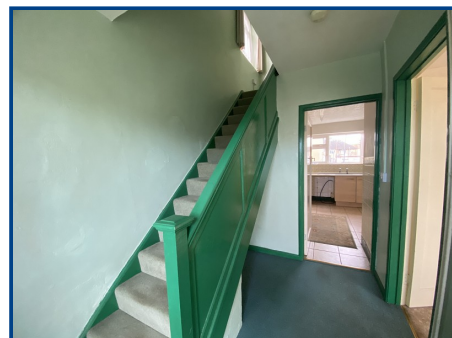


**40 Parcyrhun
Ammanford
Carmarthenshire
SA18 3HE.**

Price **£120,000**



- Three bedroom semi detached house
- Lounge, dining room
- Kitchen
- Shower room
- Upvc glazing
- Gas fired central heating
- Front and rear gardens
- NO FORWARD CHAIN



General Description

We have the pleasure in offering for sale this three bedroom semi detached property located on the outskirts of Ammanford town centre approximately a mile from its amenities.

Parcyrhun, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this 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.

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

The property has the benefit of Upvc glazing, gas fired central heating, front & rear gardens and no forward chain.

Upvc glazed door to

Hallway

Upvc glazed window to front, radiator, stairs to first floor, smoke alarm.

Living Room (14' 3" x 11' 9") or (4.35m x 3.57m)

Upvc glazed bay window to front, radiator, gas fireplace with tile surround.

Kitchen (12' 2" Max x 8' 10") or (3.72m Max x 2.69m)

Upvc glazed door to side, Upvc glazed window to rear, radiator, textured ceiling, tiled floor, part tiled walls, fitted wall and base units, work surface, stainless steel sink unit, plumbing for automatic washing machine, cooker point, extractor fan.

Dining Room (11' 11" x 9' 7") or (3.63m x 2.92m)

Upvc glazed window to rear, radiator, gas fireplace, telephone point.

Landing

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

Shower Room (7' 3" x 5' 10") or (2.22m x 1.78m)

Upvc glazed window to side, radiator, part tiled walls, pedestal wash hand basin, close coupled WC, accessible shower cubicle, extractor fan.

Bedroom 2 (12' 1" Max x 9' 9") or (3.68m Max x 2.98m)

Upvc glazed window to rear, radiator, textured ceiling, storage cupboard housing radiator and Worcester gas fired boiler controlling domestic hot water and central heating.

Bedroom 1 (12' 1" Max x 11' 1") or (3.68m Max x 3.39m)

Upvc glazed window to front, radiator, textured ceiling, fireplace with tile surround and hearth.

Bedroom 3 (10' 0" x 8' 10") or (3.06m x 2.70m)

Upvc glazed window to front, radiator.

Outside

Lawned area to front with footpath leading to front door and providing side access.

Patio area to rear with footpath to lawned area.

Storage sheds.

WC.

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

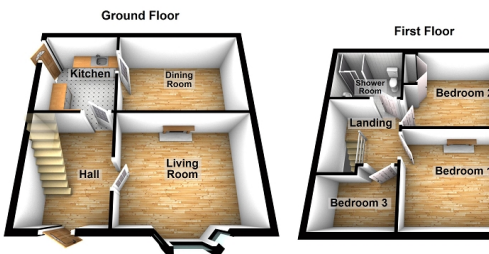
Freehold

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.



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 mis-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.