



32 Arthur Street, , Ammanford, SA18 2DR

Offers in the region of £130,000

A semi detached house set on the edge of Ammanford town centre close to its range of schooling, shopping and transport facilities. Accommodation comprises entrance hall, lounge, sitting room, kitchen, 3 bedrooms and shower room. The property benefits from gas central heating, mostly uPVC double glazing, off road parking and rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs storage, laminate floor, radiator, textured ceiling and uPVC double glazed window to front.

Lounge

11'11" x 14'6" (3.64 x 4.44)



with fireplace, picture rail, radiator, textured ceiling and uPVC double glazed bow window to front.

Sitting Room

10'0" x 11'11" (3.07 x 3.64)



with fireplace, picture rail, radiator, textured ceiling and uPVC double glazed French doors to rear.

Kitchen

12'8" x 9'1" (3.87 x 2.77)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, gas cooker point, plumbing for automatic washing machine, laminate floor, radiator, textured ceiling and uPVC double glazed window to rear and wooden door to side.

First Floor

Landing

with hatch to roof space, textured ceiling and uPVC double glazed window to side.

Bedroom 1

11'11" x 11'2" (3.65 x 3.41)



with built in cupboard, picture rail, radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 2

10'2" x 13'8" into wardrobe (3.10 x 4.17 into wardrobe)



with built in cupboard, picture rail, radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 3

8'5" x 9'11" (2.59 x 3.04)



with picture rail, radiator, textured ceiling and uPVC double glazed window to front.

Bathroom

6'1" x 7'8" (1.87 x 2.34)



with low level flush WC, pedestal wash hand basin, electric shower, part tiled walls, extractor fan, radiator, textured ceiling and uPVC double glazed window to side.

Outside



with off road parking to front, side access to outbuildings with uPVC double glazed door to front and side, rear garden with patio area, lawned gardens and mature shrubs and trees.

Services

Mains gas, electricity, water and drainage

Council Tax

Band B

NOTE

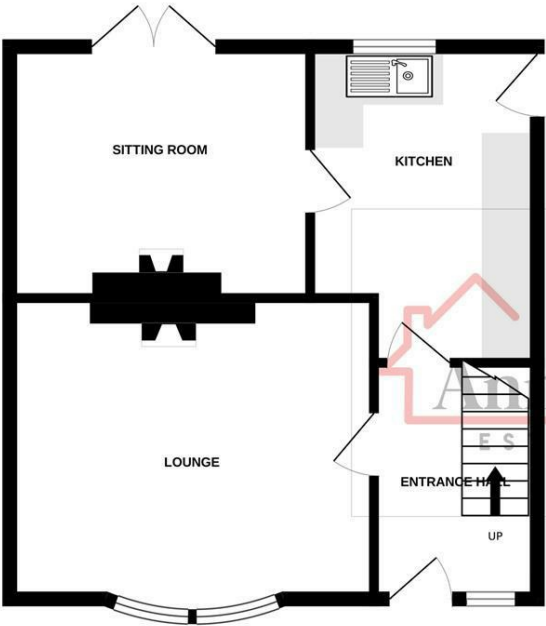
All internal photographs are taken with a wide angle lens.

Directions

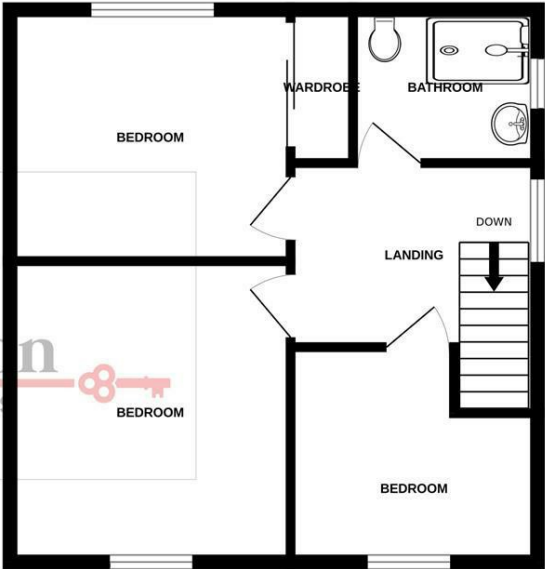
Leave Ammanford on College Street and take the fourth right onto Arthur Street, turn left and the property can be found on the

left hand side, identified by our For Sale board.

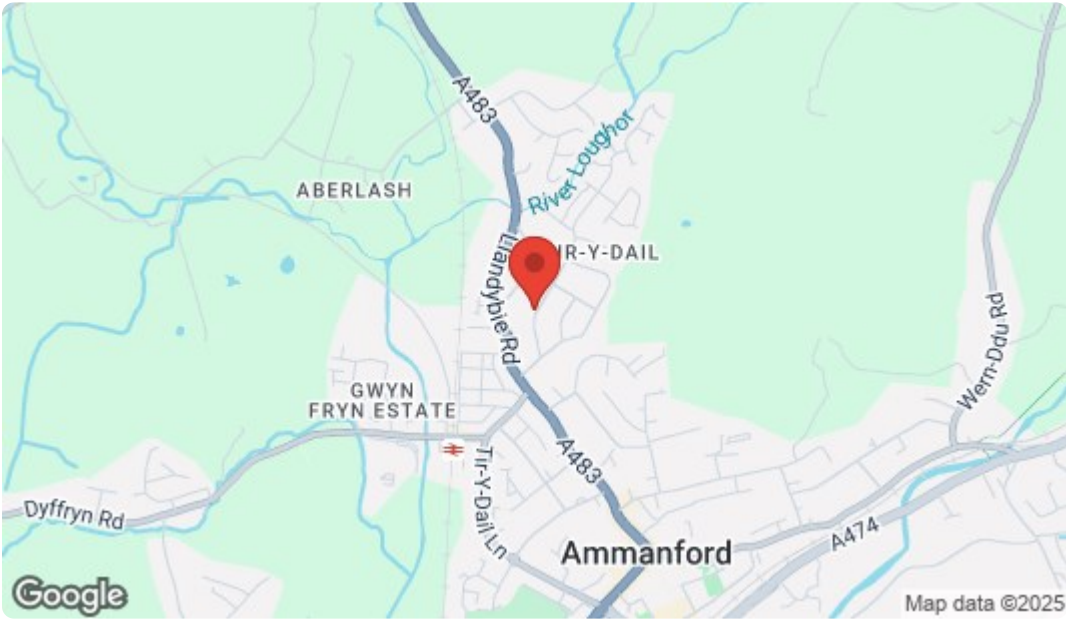
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.