



42 High Street, Ammanford, SA18 2NB

£129,950



Calow Evans
Estate Agents

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42 High Street, Ammanford, SA18 2NB

Situated in the centre of Ammanford town, this well-presented two-bedroom maisonette forms part of a development of four properties. Offering modern and comfortable accommodation, the property benefits from two bedrooms, a first-floor family bathroom, and a lounge with access to a private balcony overlooking the playing fields. Additional features include allocated parking at lower ground floor level, gas-fired central heating, and double glazing throughout.

The property enjoys a highly convenient location within easy walking distance of local shops, everyday amenities, and both primary and secondary schools. Ammanford town centre is close by and provides an excellent range of shopping, leisure, and transport facilities, making this an ideal home for first-time buyers, small families, investors, or commuters.





Accommodation:

Kitchen/Breakfast Room

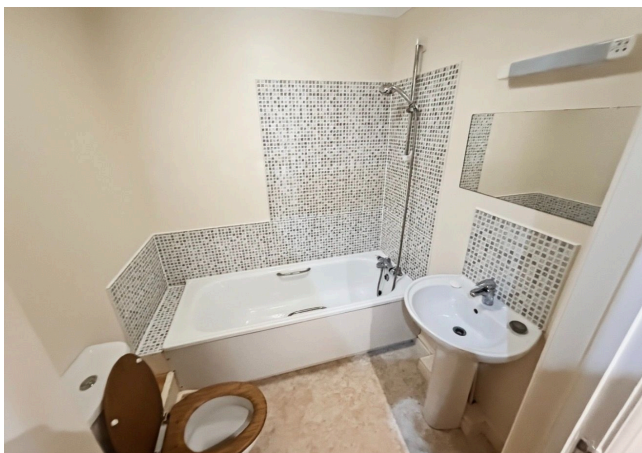
7.11m x 3.91m (23'4"/16'9" x 12'10"/3'10")

Double glazed window to rear, radiator, under-stairs storage cupboard, fitted with a range of wall & base units, sink & draining board unit, built in electric oven, gas hob, extractor fan over, plumbing for washing machine, built-in wardrobe.

Bathroom

1.83m x 1.68m (6'0" x 5'6")

Suite comprising panelled bath with shower over, WC, pedestal wash hand basin, part tiled walls, radiator.





Bedroom Two

3.91m x 2.34m (12'10" x 7'8")

Double glazed window to front, radiator.

First Floor:

Lounge

3.91m x 3.78m (12'10" x 12'5"/9'11")

Double glazed French doors to balcony, two radiators, wall-mounted gas boiler providing domestic hot water & central heating.



Bedroom One

4.04m x 3.91m (13'3"/10'10" x 12'10")

Double glazed window to front, radiator.

Externally

Allocated parking to ground floor, steps up to communal area.

Tenure

We have been advised by the seller that the property is leasehold, with a 999-year lease commencing on completion. The new owner will acquire a one-quarter share of the freehold interest. We are also informed that a management company will need to be established following completion.



Council Tax

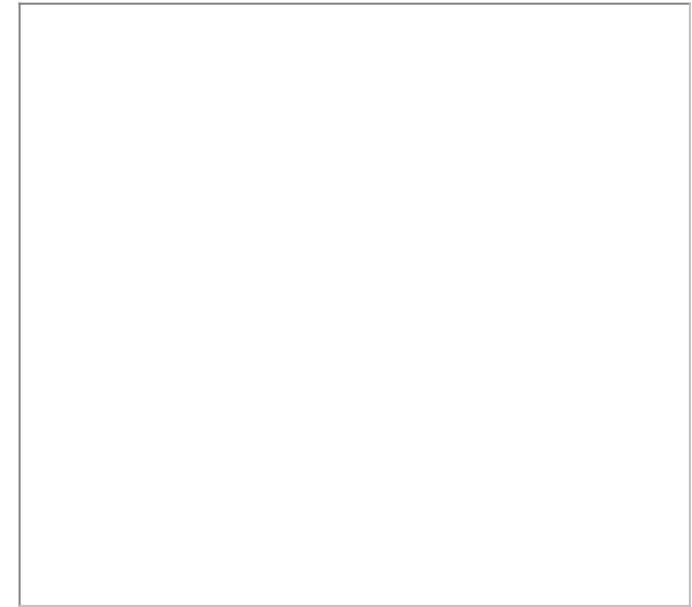
Band C

Services

We are advised that mains services are connected.

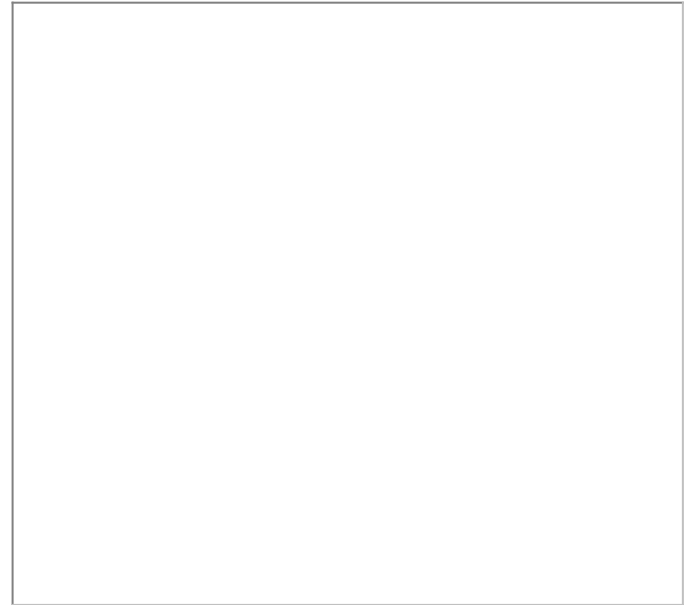
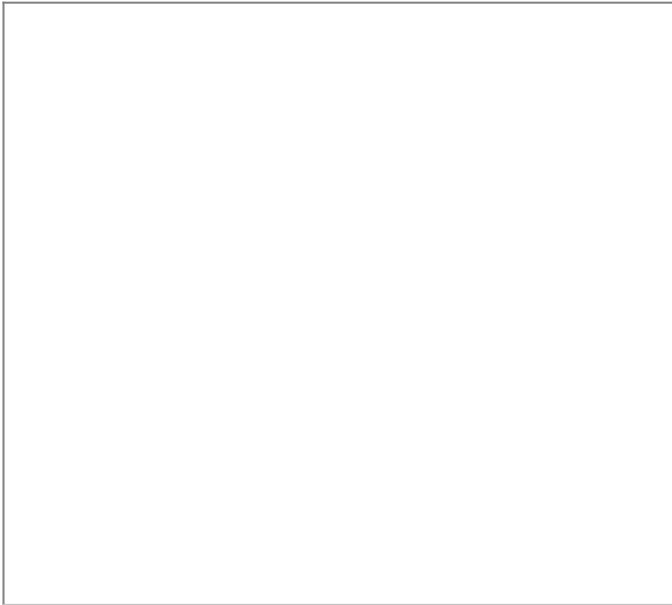
Broadband/Mobile Phone Coverage

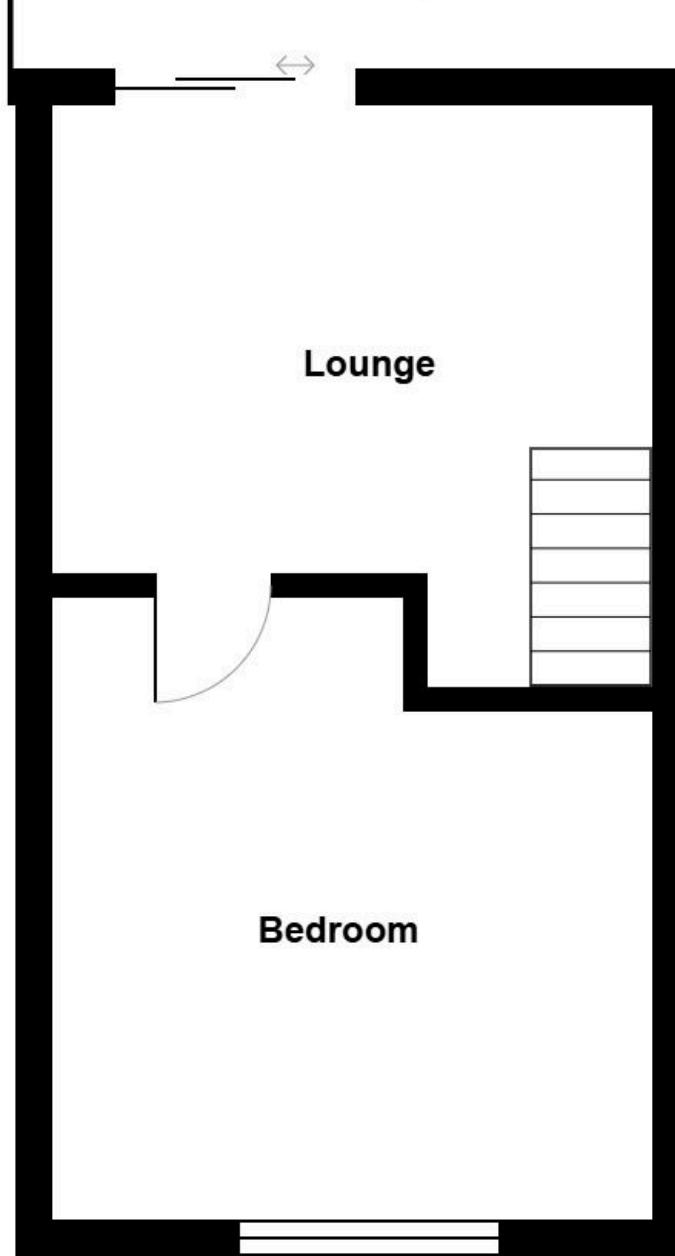
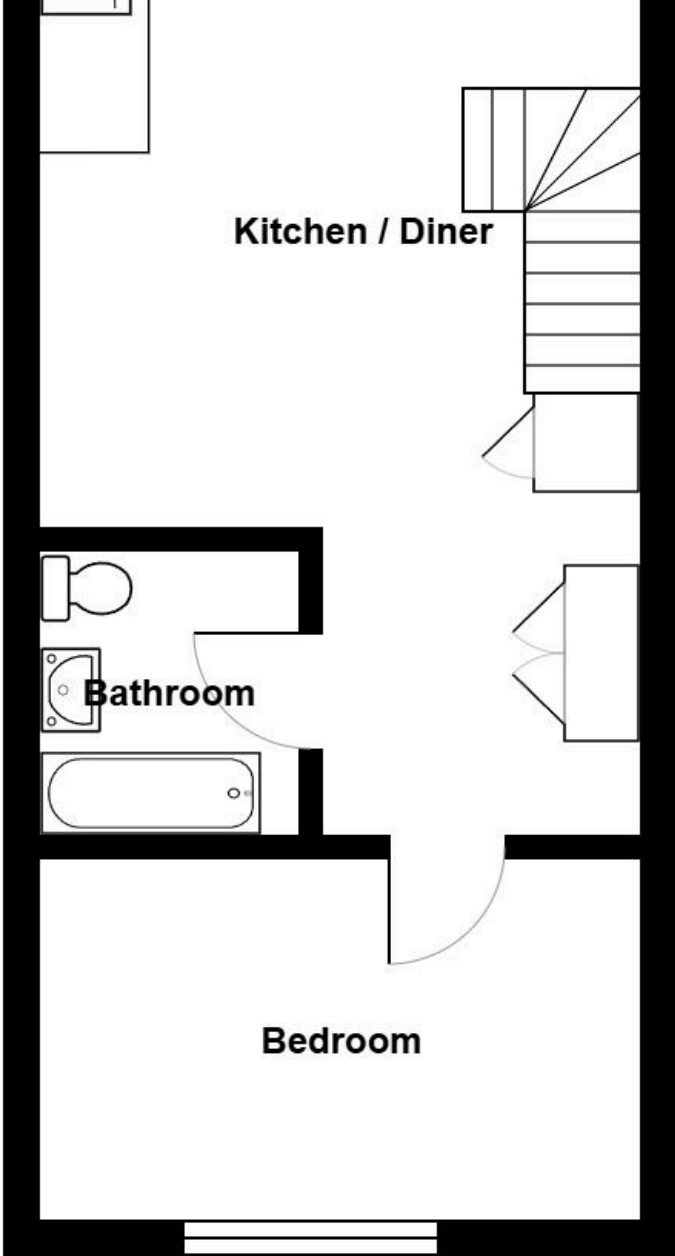
We are advised that super-fast broadband and mobile phone coverage are available in this area.



Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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