Anna Ashton
ESTATE AGENTS









92 College Street, Ammanford, Ammanford, SA18 2BR

Offers in the region of £250,000

- Semi detached house
- Gas central heating
- Level enclosed garden
- Convenient location
- 4 bedrooms
- uPVC double glazed windows
- Double garage and parking to rear

Ground Floor
uPVC entrance door leading to

Porch
with coat hooks, textured and coved ceiling and door to

Entrance Hall
with stairs to first floor, radiator, textured and cornice ceiling and walk in cupboard under the stairs with coat hooks.

Reception 1
15'1" x 12'10" (4.62 x 3.92)



with multi fuel burner, radiator and uPVC double glazed bay window to front. Arch to

Reception 2
13'6" x 11'0" (4.14 x 3.37)



with radiator and uPVC double glazed French doors to rear.

Reception 3
13'8" x 10'11" (4.19 x 3.35)



with radiator, coved ceiling and uPVC double glazed window to side.

Kitchen/Breakfast room
14'7" x 10'8" (4.45 x 3.27)



with range of base units, built in cupboard, Belfast sink with mixer taps, electric cooker point, plumbing for automatic dishwasher, radiator and uPVC double glazed window to rear.

First Floor

Split Landing
with radiator, hatch to roof space with drop down ladder and coved ceiling.

Bedroom 1
17'1" x 10'9" (5.22 x 3.30)



with radiator and uPVC double glazed bay window to front.

Bedroom 2
12'2" x 10'11" (3.72 x 3.34)



with radiator and uPVC double glazed window to rear.

Bedroom 3
9'4" x 11'1" (2.86 x 3.38)



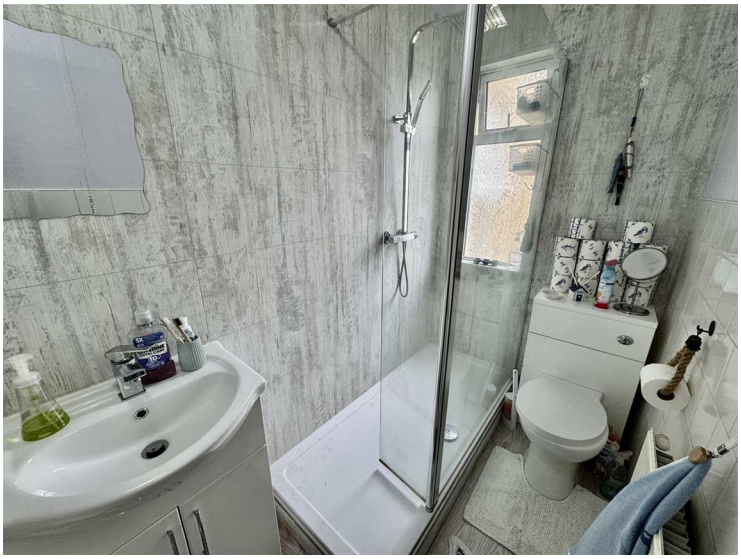
with radiator, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine and uPVC double glazed window to side.

Bedroom 4
10'9" x 5'11" (3.30 x 1.81)



with radiator, hatch to roof space and uPVC double glazed window to front.

Shower room
4'4" x 7'11" (1.34 x 2.42)



with low level flush WC, vanity wash hand basin with cupboards under, walk in shower with dual shower head, radiator and uPVC double glazed window to side.

Outside



Large enclosed rear garden with patio area, lawned area, vegetable patches, flower borders and 2 green houses.

Brick Outbuilding
8'11" x 4'11" (2.74 x 1.51)
with power and light connected

Outside toilet
with low level flush WC.

Seating area



Double garage
16'2" x 16'1" (4.95 x 4.92)



with up and over door.

NOTE
There is a vehicular right of way off Talbot Road to the rear of the property where the garage and parking for two cars is located.

Council Tax
Band D.

Material Information
UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating: Gas central heating

Broad Band Speed: Download- 1800 Mbps, Upload- 220 Mbps
Mobile coverage:Vodafone- 80%, Three 77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very Low risk, Flooding from surface water and small watercourses- Low risk
Rights and Easements:
Restrictions:

Directions

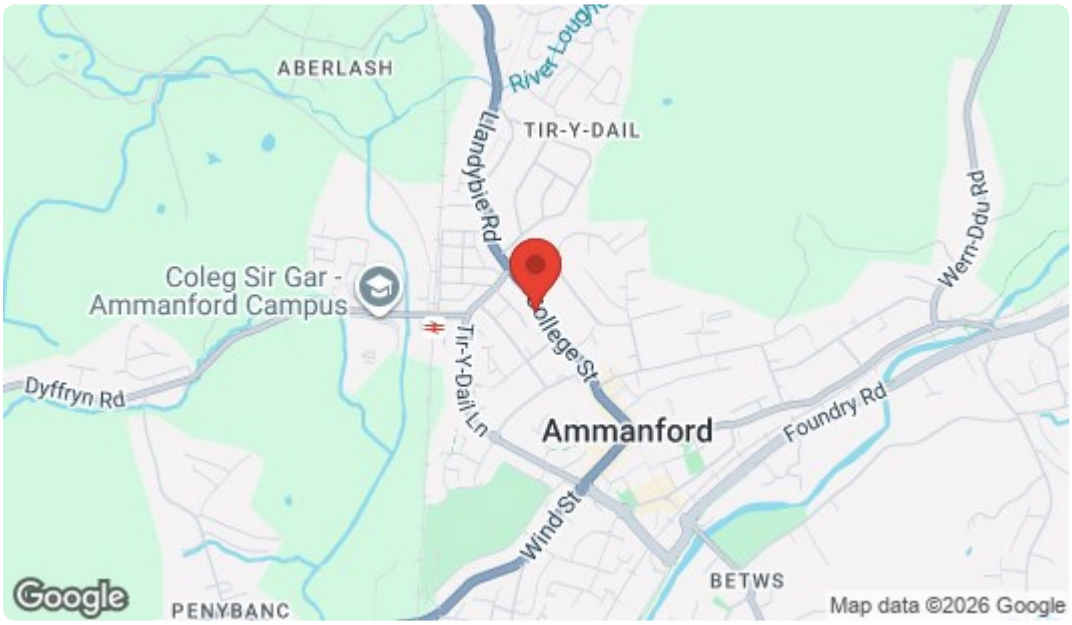
Leave Ammanford on College Street and the property can be found on the left hand side, identified by our For sale board.

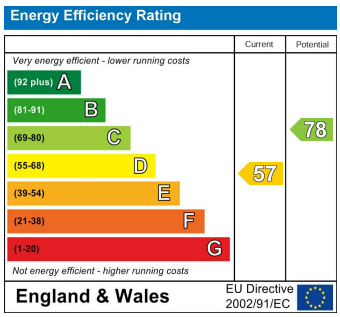
NOTE

All photographs are taken with a wide angle lens.



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