



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

**18 Iscennen Road  
Ammanford  
Carmarthenshire  
SA18 3BG**

**Price £180,000**



- Four bedroom semi detached house
- Lounge, front room
- Kitchen, conservatory/ lean-to
- Shower room, bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden, storage sheds
- Solar panels
- No forward chain

**General Description**

We have the pleasure in offering for sale this four bedroom semi detached house situated on the outskirts of Ammanford town centre, approximately half a mile away from its amenities including shops, primary schools, secondary schools, public houses, restaurants, bus station and railway station.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

**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 miss-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 12 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).

**Money Laundering Regulations**

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Iscennen Road, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom semi detached house situated on the outskirts of Ammanford town centre, approximately half a mile away from its amenities including shops, primary schools, secondary schools, public houses, restaurants, bus station, railway station and approximately 7 miles from Junction 49 of the M4.

The accommodation briefly comprises entrance hall, hallway, lounge, front room, conservatory/ lean-to, shower room, kitchen, landing, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, solar panels, rear garden and is within close proximity to town centre.

### Upvc glazed door to

### Entrance Hall

Textured and covered ceiling, tiled floor.

### Hallway

Radiator, textured and covered ceiling, stairs to first floor, hard wired smoke alarm.

### Lounge (14' 4" Max x 12' 8") or (4.38m Max x 3.86m)

Radiator, textured and covered ceiling, fireplace with marble hearth, under stair storage, telephone point, TV point.

### Front Room (13' 4" Max x 9' 2" Min) or (4.06m Max x 2.80m Min)

Upvc glazed bay window to front, radiator, textured and covered ceiling, fireplace with surround and hearth, telephone point, TV point.

### Conservatory / Lean to (9' 7" x 5' 11") or (2.92m x 1.80m)

Upvc glazed door to side, Upvc glazed windows to side, polycarbonate roof, radiator, tiled floor.

### Shower Room (5' 10" x 5' 1") or (1.77m x 1.56m)

Upvc glazed window to side, radiator, tiled floor, tiled walls, shower cubicle, close coupled WC, pedestal wash hand basin, extractor fan, hatch to roof space.

### Kitchen (15' 1" x 9' 3") or (4.59m x 2.83m)

Upvc glazed windows to rear, radiator, textured ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, gas hob with extractor fan over, integrated oven, integrated fridge, integrated freezer, integrated dishwasher, telephone point.

### Landing

Textured and covered ceiling, telephone point, hard wired smoke alarm, hatch to roof space.

### Bedroom 3 (9' 5" x 6' 11") or (2.87m x 2.10m)

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

## Iscennen Road, Ammanford, Carmarthenshire.

### Bathroom (7' 9" x 6' 4") or (2.36m x 1.92m)

Upvc glazed window to side, radiator, textured and covered ceiling, part tiled walls, corner bath unit, close coupled WC, pedestal wash hand basin, extractor fan.

### Bedroom 2 (10' 8" Max x 9' 11") or (3.24m Max x 3.02m)

Upvc glazed window to rear, radiator, textured and covered ceiling, fitted storage unit housing hot water tank and LOGIC gas fired boiler controlling domestic hot water and central heating.

### Bedroom 1 (15' 7" Max x 8' 5") or (4.75m Max x 2.57m)

Upvc glazed bay window to front, radiator, textured and covered ceiling, fitted sliding door wardrobes.

### Bedroom 4 (10' 1" x 6' 2") or (3.07m x 1.88m)

Upvc glazed window to front, radiator, textured and covered ceiling, TV point.

### Outside

Gated patio area to front.

Footpath to side leading to shed.

Patio seating area to rear with footpath leading to lawned area housing greenhouses and further sheds. Solar panels.

On street permit parking.

### Broadband and Mobile phone

There is Ultrafast broadband in the area.

There is mobile phone coverage in the area.

### Agents Note

According to National Resource Wales, there is a risk greater than 3.3% chance of flooding from surface water and small watercourses per year, however the vendors have made us aware that no flooding has ever occurred at the property.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

C

### Directions

Leave Ammanford on College Street, taking a left into Iscennen Road where the property can be found ahead on the left hand side.

