



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

**2 Old Road  
Ammanford  
Carmarthenshire  
SA18 2ED**

**Price £399,950**



- Three double bedroom detached family home
- Lounge, conservatory, nursery/ home office
- Kitchen, dining room
- Bathroom, ground floor & first floor WC
- Upvc glazing
- Gas fired central heating
- Landscaped garden
- Garden room/ office
- Driveway for ample parking, garage
- Original features throughout

**General Description**

We have the pleasure in offering for sale this three double bedroom detached family home within close proximity to Ammanford town centre and all its amenities including shops, primary schools, secondary school, leisure centre, restaurants, public houses, places of worship, railway station and bus station.

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

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**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).

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## Old Road, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this three double bedroom detached family home within close proximity to Ammanford town centre and all its amenities including shops, primary schools, secondary school, leisure centre, restaurants, public houses, places of worship, railway station, bus station and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, dining room, kitchen, downstairs WC, conservatory, landing, bathroom, separate WC, nursery/ home office and three bedrooms.

The property benefits from many original features throughout, including original wooden flooring, original internal doors and original stained glass windows encased in Upvc glazing. Other benefits include gas fired central heating, a professionally landscaped rear garden, driveway for ample parking, garage, garden room, and is within walking distance to Ammanford town centre & Ammanford railway station.

### Wooden door to

### Hallway

Radiator, coved ceiling, battery smoke alarm, original wooden flooring, panelled walls, picture rail, stairs to first floor, coat & boot room.

### Lounge (14' 9" x 13' 9") or (4.50m x 4.20m)

Upvc glazed box window to front, two Upvc glazed windows to side, two radiators, coved ceiling, original wooden flooring, original tiled fireplace with log burner.

### Dining Room (15' 9" x 12' 0") or (4.81m x 3.65m)

Upvc glazed windows to front, Upvc glazed windows to side, radiator, coved ceiling, original wooden flooring, gas fireplace with wooden surround.

### Kitchen (11' 8" x 10' 9") or (3.56m x 3.27m)

Upvc glazed window to rear, radiator, tiled floor, fitted wall and base units, work surface, tiled splash back, ceramic sink unit with mixer tap, oven, gas hob with extractor fan over, integrated dishwasher, IDEAL gas fired boiler controlling domestic hot water and central heating, larder.

### Rear Hall

Upvc glazed sliding doors to rear, tiled floor, under stair storage cupboard.

### Utility / Under Stairs Storage

Plumbing for automatic washing machine.

### Ground floor W/C (5' 11" x 3' 7") or (1.81m x 1.10m)

Upvc glazed window to rear, tiled walls, tiled floor, close coupled WC, wash hand basin.

### Conservatory (11' 11" x 11' 0") or (3.62m x 3.35m)

Upvc glazed patio door to rear, Upvc glazed windows surround, polycarbonate roof, two radiators, tiled floor.

### Landing

Stained glass window to rear, coved ceiling, battery smoke alarm, original wooden flooring, airing cupboard.

### Bathroom (6' 8" x 6' 6") or (2.03m x 1.98m)

Upvc glazed window to rear, radiator, tiled floor, part tiled walls, bath with shower over, pedestal wash hand basin, extractor fan.

## Old Road, Ammanford, Carmarthenshire.

### W.C. (3' 11" x 2' 9") or (1.19m x 0.84m)

Upvc glazed window to side, tiled walls, tiled floor, close coupled WC.

### Bedroom 1 (14' 9" x 13' 9") or (4.50m x 4.20m)

Upvc glazed box window to front, two Upvc glazed windows to side, two radiators, coved ceiling, original wooden flooring, two wall lights.

### Bedroom 2 (15' 9" x 12' 0") or (4.81m x 3.65m)

Upvc glazed window to front, two Upvc glazed windows to side, radiator, coved ceiling, original wooden flooring, fireplace (not in use).

### Bedroom 3 (11' 9" x 10' 5") or (3.58m x 3.18m)

Upvc glazed windows to rear, radiator, coved ceiling, laminate flooring, fitted storage cupboard.

### Nursery/ home office (7' 1" x 6' 0") or (2.16m x 1.82m)

Upvc glazed window to side, radiator, laminate flooring, hatch to roof space.

### Outside

Driveway to side for ample parking.

Professionally landscaped and planted gardens comprising:

Raised vegetable beds & fruit planters including apple

trees, fig tree, rhubarb, gooseberries, blackcurrant,

strawberries & kiwi.

Herb sage, mint, oregano, rosemary & thyme.

Patio dining area.

Three additional seating areas.

Covered wood store.

Outdoor tap & two water butts for rainwater.

Wildlife ponds and wooded area.

Garden storage shed.

### Garden Room/Office

Upvc glazed door to front, upvc glazed windows to front and rear, loft space, laminate flooring.

### Garage

Wooden doors to front, wooden door to side, upvc glazed window to side, upvc glazed window to rear.

### Broadband and Mobile phone

There is Ultrafast 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

E

### Directions

Leave Ammanford on College Street, continuing along onto Llandybie Road. Take a right into Old Road where the property can be found on the right hand side.

