



7 Union Street, Ammanford, Ammanford, SA18 2NL

Offers in the region of £270,000

A well presented semi detached house located within reasonable walking distance of Primary and secondary schools and Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises vestibule, entrance hall, lounge, dining room, utility, downstairs WC, kitchen/living area, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 4 cars and large enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Vestibule

4'5" x 3'10" (1.35 x 1.19)

with tiled floor, dado rail, textured and coved ceiling and door to

Entrance Hall

with stairs to first floor, radiator, laminate floor, coat hooks and textured ceiling.

Lounge

12'2" x 12'7" (3.72 x 3.86)



with fireplace, radiator, textured and coved ceiling and uPVC double glazed window to front.

Dining Room

11'6" x 10'6" (3.51 x 3.22)



with fireplace, radiator, textured and coved

ceiling and uPVC double glazed window to rear.

Utility Room

9'1" x 9'8" (2.77 x 2.96)



with range of fitted base units, single drainer sink unit with monobloc tap, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas boiler providing domestic hot water and central heating, tiled floor, under stairs cupboard, textured and coved ceiling and uPVC double glazed window and door to side.

Kitchen/Living Area

24'0" x 12'10" inc to 16'9" (7.34 x 3.93 inc to 5.11)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, 8 ring Gas Flavel Range with extractor over, part tiled walls, tiled floor, 2 radiators, downlights, coved ceiling and uPVC double glazed window to side and windows and French doors to rear.

Downstairs WC

2'7" x 6'7" (0.81 x 2.01)

with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor, coved ceiling and extractor fan.

First floor

Landing

with hatch to roof space, built in cupboard, dado rail and textured ceiling.

Bedroom 1

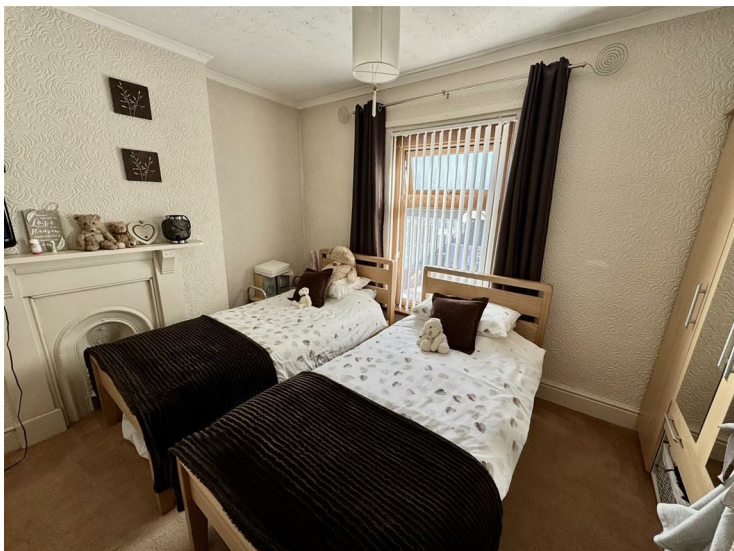
12'5" x 10'3" (3.80 x 3.14)



with feature fireplace, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2

12'6" x 9'8" max (3.83 x 2.95 max)



with feature fireplace, radiator, textured and

coved ceiling and uPVC double glazed window to side.

Bedroom 3

9'3" x 5'11" (2.84 x 1.81)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bathroom

10'6" x 6'9" (3.21 x 2.08)



with low level flush WC, pedestal wash hand basin, roll top free standing bath with shower attachment taps, shower enclosure with electric shower, part tiled walls and part tongue and groove walls to half, laminate floor, extractor fan, shaver light, radiator, coved ceiling and uPVC double glazed window to rear.

Outside



Leave Ammanford on College Street, turn right into Margaret Street and follow the road round to the right into Union Street and the property can be found on the left hand side, identified by our For Sale board.

with gravelled parking to front, hard standing parking area for 3 further cars, gravelled garden area, timber shed, paved patio areas, lawed garden with mature shrubs and trees, brook and decked area.

Workshop 1 - 2.40 x 5.80 - power and light connected and 2 uPVC double glazed windows to front.

Hall - 2.46 x 1.21

Workshop 2 - 2.55 x 3.49 - with power and light connected and uPVC double glazed window to front.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains - meter

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low from rivers, medium risk from surface water and small water courses

Rights and Easements: None

Restrictions: None

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

Directions

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.