



High Street, Ammanford, SA18 2NB

Offers In Region Of £125,000



Calow Evans
Estate Agents

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A spacious three-storey, three-bedroom end-of-terrace property ideally situated within convenient reach of Ammanford town centre. Offering excellent potential, the property requires some renovation and would make a superb family home once updated. The accommodation includes a generous lounge, a spacious kitchen, and a useful pantry room. Additional benefits include double glazing and gas central heating throughout.

Externally, the property enjoys a generous enclosed rear garden with a patio seating area, lawn surrounded by mature trees and plants, and two practical outbuildings providing useful storage space.

Ammanford town centre offers a good selection of shopping and leisure facilities, including primary and secondary schools, an indoor swimming pool, and a leisure centre. The M4 motorway is easily accessible via Junction 49 at Pont Abraham.





Entrance Hall

Stairs to first floor, double glazed window to rear, radiator.

Lounge

5.69m x 3.38m (18'8"/15'9" x 11'1"/9'0")

Double glazed window to front, double glazed window to rear, fireplace, laminate floor.

Lower Ground Floor:





Kitchen

3.78m x 3.33m (12'5" x 10'11")

Double glazed window to rear, Base units, electric double oven, radiator, tiled floor.

Pantry

4.37m x 1.12m (14'4" x 3'8")

Double glazed window to front, single glazed window to side.

Shower Room

2.18m x 2.57m (7'2" x 8'5")

Walk in adapted shower, wash hand basin, radiator, double glazed window to rear.



WC

0.89m x 1.63m (2'11" x 5'4")

WC, radiator.

Lean To

1.75m x 1.91m (5'9" x 6'3")

Double glazed window to rear, door to side.

First Floor Landing:



Bedroom 1

3.4m x 3.02m (11'2"/8.10 x 9'11")

Double glazed window to front, radiator, fireplace, laminate floor.

Bedroom 2

2.18m x 3.99m (7'2" x 13'1")

Double glazed window to rear, radiator, laminate floor.

Bedroom 3

2.54m x 1.7m (8'4" x 5'7")

Double glazed window to front, radiator, attic hatch.



Externally

To the front of the property there is an enclosed front with steps to the front door, with a right of way via an ally way leading to a side door , to the rear an enclosed garden with a patio area and laid lawn, outbuilding.

Services

We are advised that mains services are connected

Tenure

Freehold

Council Tax

Band B

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.





All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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