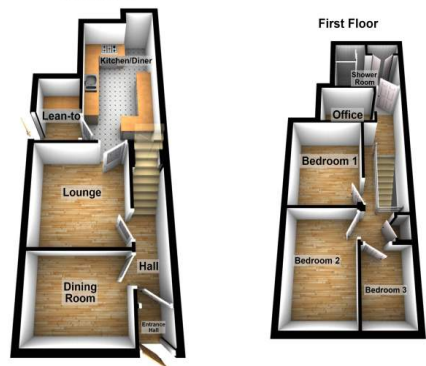




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**9 Margaret Street
Ammanford
Carmarthenshire
SA18 2NP**

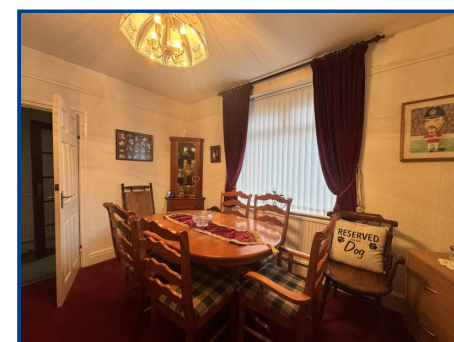
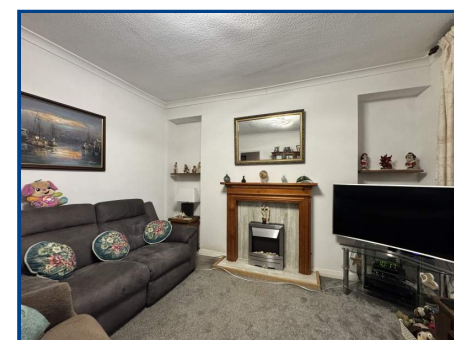
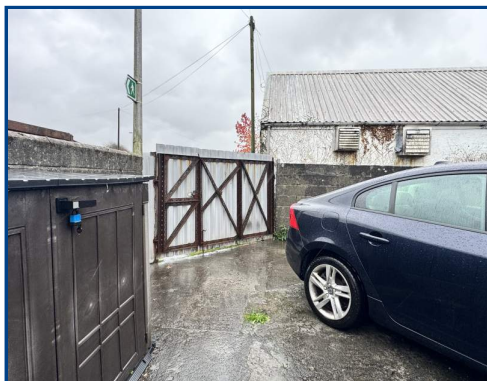
Price £195,000



- Three bedroom end of terrace house
- Lounge, dining room
- Kitchen/ diner, lean-to
- Shower room
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway, garage
- Close proximity to town centre
- No onward chain

General Description

We have the pleasure in offering for sale this three bedroom end of terrace property situated on the outskirts of Ammanford town centre, approximately 0.3 miles away from its amenities including shops, primary schools, secondary schools, public houses, restaurants, bus station, railway station and approximately 8 miles from Junction 49 of the M4.



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.

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

Margaret Street, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom end of terrace property situated on the outskirts of Ammanford town centre, approximately 0.3 miles away from its amenities including shops, primary schools, secondary schools, public houses, restaurants, bus station, railway station and approximately 8 miles from Junction 49 of the M4.

The accommodation briefly comprises entrance hall, hallway, dining room, lounge, kitchen/ diner, landing, shower room, three bedrooms, and an office.

The property benefits from Upvc glazing, gas fired central heating, rear driveway for parking, garage, rear garden and is within close proximity to town centre.

Upvc glazed door to

Entrance Hall

Textured ceiling, dado rail.

Hallway

Radiator, textured ceiling, stairs to first floor.

Dining Room (12' 2" x 9' 11") or (3.71m x 3.02m)

Upvc glazed window to front, radiator, textured ceiling, picture rail, electric fireplace.

Lounge (12' 7" x 12' 4") or (3.84m x 3.77m)

Upvc glazed window to rear, radiator, textured and coved ceiling, electric fireplace.

Kitchen/Diner (18' 11" x 9' 11") or (5.76m x 3.01m)

Wooden door to side, Upvc glazed window to side and rear, restored ceiling, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, plumbing for dishwasher, cooker point with extractor fan over, under stair storage.

Lean To (9' 7" x 5' 5") or (2.91m x 1.64m)

Upvc glazed door to side, Upvc glazed windows surround, polycarbonate roof, tiled floor, electric radiator, fitted base units.

Landing

Textured ceiling, hatch to roof space, storage cupboard.

Office (6' 8" x 5' 4") or (2.02m x 1.63m)

Upvc glazed window to side, radiator, textured ceiling.

Shower Room (9' 7" x 6' 10") or (2.91m x 2.08m)

Upvc glazed window to side, radiator, textured ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan, storage cupboard, IDEAL gas fired boiler controlling domestic hot water and central heating.

Bedroom 1 (10' 11" x 9' 10") or (3.33m x 3.00m)

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

Bedroom 2 (12' 3" x 8' 11") or (3.74m x 2.72m)

Two Upvc glazed windows to front, radiator, restored and coved ceiling, battery smoke alarm.

Bedroom 3 (9' 2" x 6' 7") or (2.79m x 2.01m)

Upvc glazed window to front, radiator, textured and coved ceiling.

Attic

Electric, boarded.

Outside

Paved area to rear with footpath leading to lawned area.

Outside WC.

Storage shed.

Garage (potentially an asbestos roof but has not been tested).

Parking area.

Agents Note

According to Natural Resources Wales, there is a risk greater than 3.3% chance of flooding from surface water & small watercourses, although there is no known history of flooding at the property.

Broadband and Mobile phone

There is Ultrafast Broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains Electric, Mains Gas, Mains Water, Mains Drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on College Street, taking a right onto Margaret Street where the property can be found on the right hand side.

