



76 High Street, , Ammanford, SA18 2NB

Offers in the region of £275,000

- Semi detached property
- Attic room
- Gas central heating
- Allocated parking for one car
- EPC - D57
- 4 bedrooms
- 3 reception rooms
- uPVC double glazing
- Enclosed rear garden

Ground Floor

Vestibule

with tiled floor and door to

Entrance Hall

with stairs to first floor, radiator and textured ceiling

Lounge

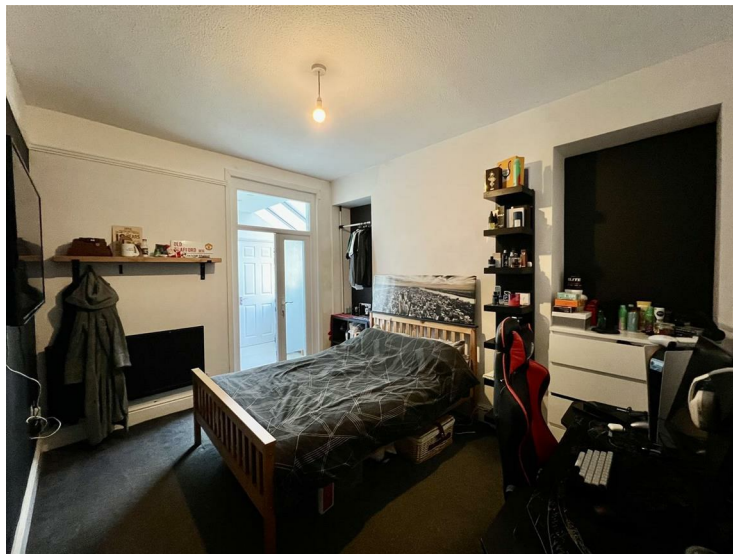
10'8" x 12'4" (3.26 x 3.76)



with log burner, radiator, coved ceiling and uPVC double glazed bay window

Sitting room

12'5" x 10'9" (3.79 x 3.28)



with radiator, textured ceiling, double doors to utility

Dining Room

13'1" x 10'3" (3.99 x 3.13)



with radiator, under the stairs cupboard and uPVC double glazed window to side

Kitchen

12'7" x 10'4" (3.84 x 3.16)



with base and wall units, display cabinets, Belfast sink unit with mono bloc taps, 4 ring gas hob with extractor over, integrated oven, integrated dishwasher, part tiled walls, hatch to roof space, radiator and uPVC double glazed window to rear and door to side

Utility

7'10" x 6'2" (2.41 x 1.88)



with polycarbonate roof, plumbing for automatic washing machine, tiled floor and

uPVC double gated window to side and door to rear

Downstairs WC

6'1" x 6'2" (1.86 x 1.88)



with low level flush WC, pedestal wash hand basin, part tiled walls, part polycarbonate roof and uPVC double glazed window to side

First Floor

Landing

with textured roof and under the stairs cupboard

Bedroom 1

15'9" x 10'10" (4.81 x 3.31)



with radiator, textured ceiling and uPVC double glazed bay window to front

Bedroom 2

10'11" x 10'4" (3.33 x 3.17)



with radiator, textured ceiling and uPVC double glazed window to rear

Bedroom 3

6'5" x 10'2" (1.96 x 3.11)



with radiator and uPVC double glazed window to rear

Bedroom 4

9'6" x 5'7" (2.92 x 1.71)



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

Attic Room

12'8" x 7'7" (3.88 x 2.33)



with radiator and uPVC double glazed velux window to rear

Bathroom

6'5" x 6'11" (1.96 x 2.13)



with low level flush WC, vanity wash hand basin, panelled bath with dual rain shower head, tiled walls, extractor fan, radiator and uPVC double glazed window to side

Second Floor

Landing

with velux window

Outside



with steps up to front paved garden, side access to rear garden paved area, steps up to lawned garden with paved walkway leading store shed and decking area. Rear access

Services

Mains gas, electric, water and drainage

Council Tax

Band D

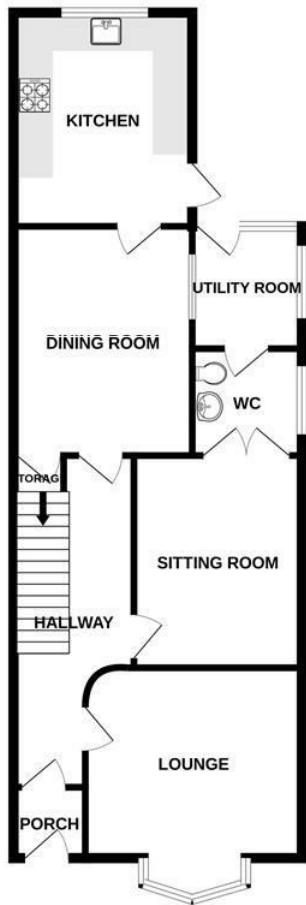
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and the property can be found on the left hand side, identified by our For Sale board.

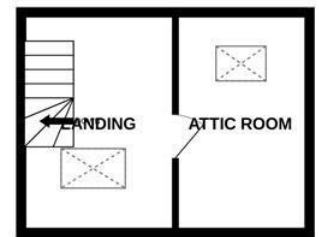
GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.2 sq.m.) approx.

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	57	74
EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.