



St Davids Road, Tairgwaith, SA18 1YE

Offers In Region Of £110,000



Calow Evans
Estate Agents

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St Davids Road, Tairgwaith, SA18 1YE

A well presented property currently occupied by a tenant offering an excellent opportunity for investors seeking an immediate rental income. Equally the property may also appeal to a first time buyers and owner occupiers, subject to the necessary arrangements regarding the existing tenant. The seller is motivated and requires a sale making this a fantastic opportunity for a wide range of purchasers. Early viewing is highly recommended.

The neighbouring village of Gwaun Cae Gurwen offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre. Access to the m4 Motorway is via junction 49 at Pont Abraham or junction 45 at Ynysforgan.





Entrance Hall

Lounge Diner

6.68m x 4.11m (21'11" x 13'6/13"/15'7")

Triple glazed window to front, two radiators, double glazed double doors leading to a rear porch and stairs to first floor.

Kitchen

3.51m x 1.75m (11'6" x 5'9")

Double glazed window to side, door to rear porch, a range of wall and base units with space for freestanding cooker.





Bathroom

2.44m x 2.41m (8'0" x 7'11")

Double glazed window to rear, radiator, part tiled walls and non slip waterproof flooring, WC, Wash hand basin and bath with shower over.

Rear porch/ Utility room

2.54m x 3.02m (8'4" x 9'11")

Tiled floor and double glazed patio doors to the rear.

Bedroom 1

3.45m x 5.23m (11'4" x 17'2/10'6")

Two triple glazed windows to the front, radiator.



Bedroom 2

3.15m x 3.1m (10'4" x 10'2")

Double glazed window to the rear, radiator.

Externally

An enclosed rear garden compromising a decking area from the patio doors, artificial grass with plants, flowers along the borders next to a small fish pond, plenty of storage sheds and a garage which has vehicle access from the rear lane.

Services

We are advised mains water and electricity connected, oil fired central heating. Solar panels to be confirmed.



Tenure

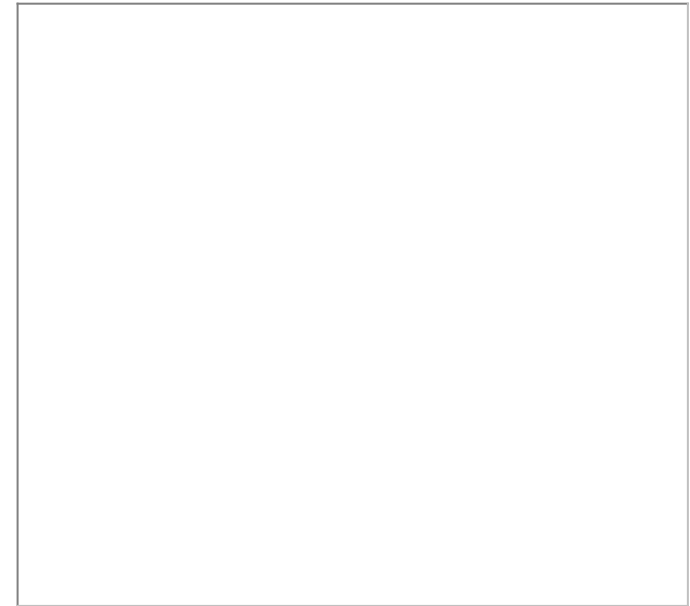
Freehold

Council tax

Band A

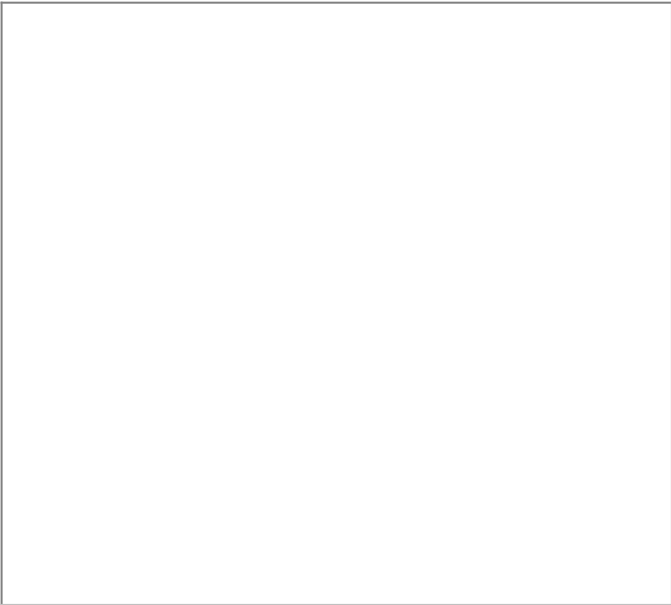
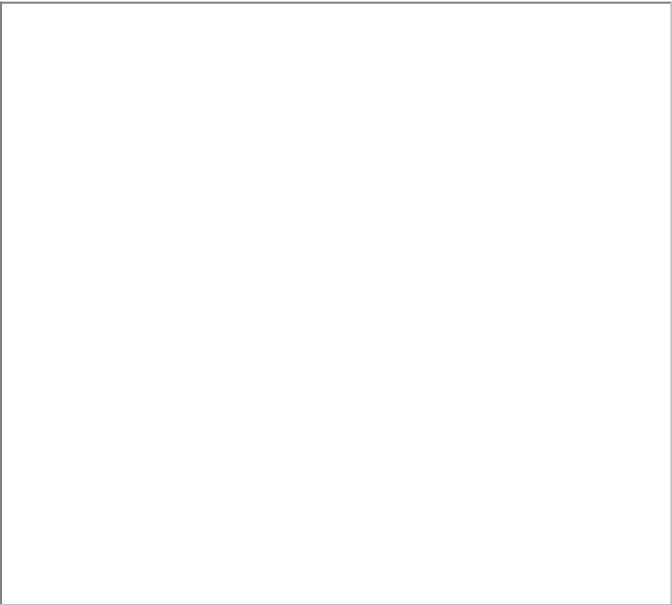
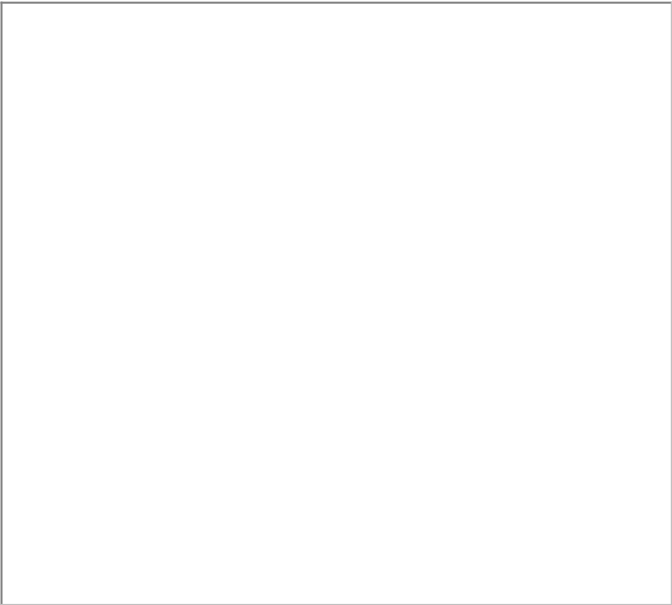
Broadband/Mobile phone coverage.

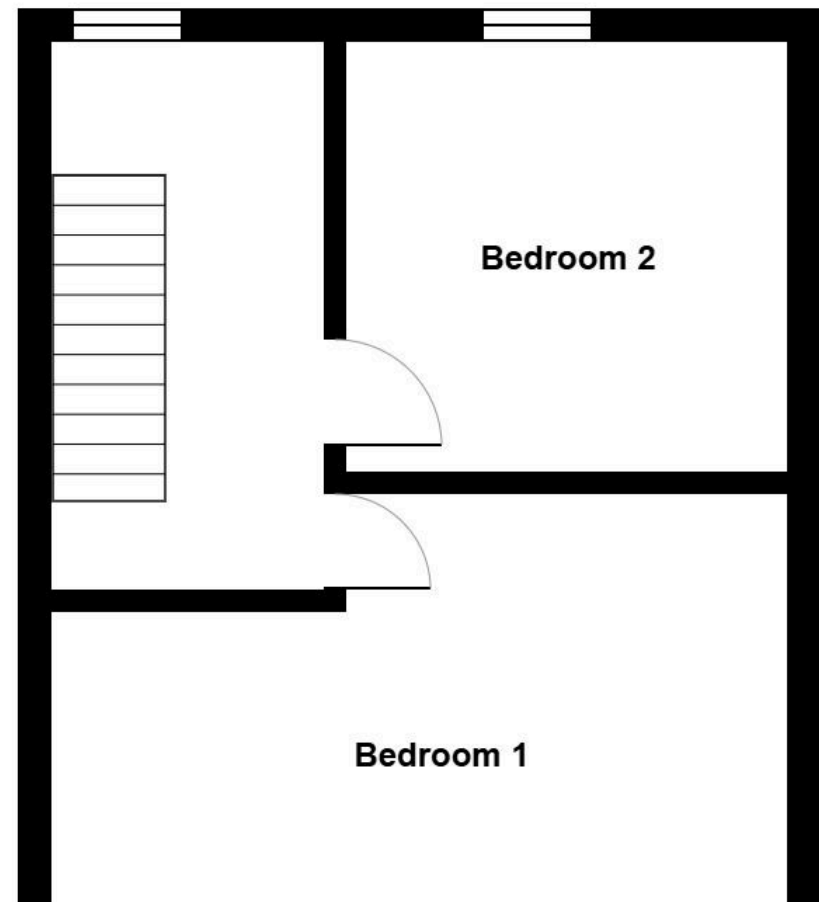
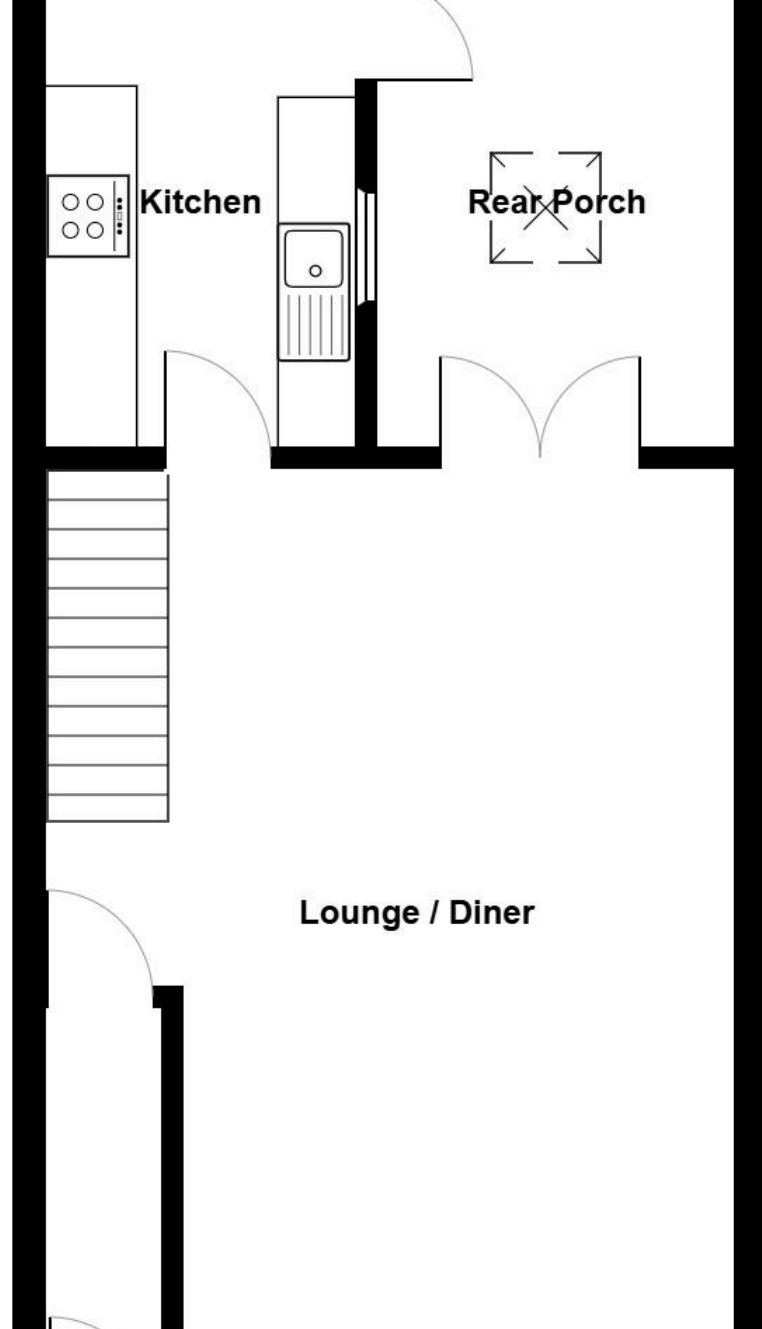
There is superfast broadband and mobile phone coverage in the area.



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.





Address

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Office Contact

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