

**57 Walter Road
Ammanford
Carmarthenshire.
SA18 2NF**

Guide Price £78,000



- Four bedroom semi detached property
- Lounge, dining room.
- Kitchen, bathroom
- Rear garden
- Outskirts of Ammanford town centre
- Investment opportunity
- Auction dates: 22nd of June - 24th of June

General Description

We have the pleasure in offering for sale this four bedroom semi detached property situated on the outskirts of Ammanford town centre, approximately half a mile 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.



Walter Road, Ammanford, Carmarthenshire.

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The accommodation briefly comprises entrance hallway, hallway, lounge, dining room, kitchen, bathroom, landing, four bedrooms.

The property is being offered for sale in conjunction with our partner auctioneers Auction House Wales with bidding opening at 12pm on Monday the 22nd of June 2026 and concluding at 12pm on Wednesday the 24th June 2026. A legal pack can be obtained along with registration to bid at <https://www.auctionhouse.co.uk/wales>

CTFAUC

Upvc glazed door to

Hallway

Lounge (23' 0" x 11' 8" Max) or (7.00m x 3.55m Max)

Dining Room (11' 11" x 10' 10") or (3.63m x 3.29m)

Kitchen (11' 7" x 7' 1") or (3.54m x 2.17m)

Bathroom (7' 3" x 4' 9") or (2.20m x 1.45m)

Lean To (10' 6" x 5' 9") or (3.19m x 1.74m)

W.C.

Landing

Bedroom 1 (13' 2" x 10' 10") or (4.02m x 3.29m)

Bedroom 3 (10' 10" x 10' 3") or (3.31m x 3.12m)

Bedroom 2 (10' 4" x 12' 2") or (3.16m x 3.71m)

Bedroom 4 (9' 1" x 6' 2") or (2.78m x 1.87m)

Outside

Rear garden

Services

Tenure

Not Specified

Council Tax

Not Specified

Directions

Leave Ammanford on High Street turning left into Wernddu Road. Take the next left into Walter Road and the property can be found on the left hand side.



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.