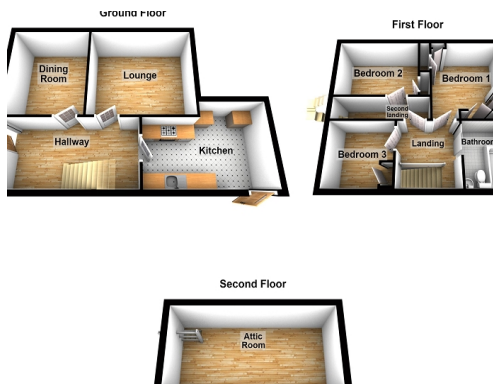




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**64 Walter Road
Ammanford
Carmarthenshire
SA18 2NF**

Price **£285,000**



- Three bedroom detached family home
- Lounge, dining room
- Kitchen
- Attic room
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveways for ample parking
- Garage



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

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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.

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General Description

We have the pleasure in offering for sale this three bedroom detached family home 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.

EPC Rating: D62

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

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Walter Road, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises hallway, dining room, lounge, kitchen, landing, bathroom, three bedrooms, second landing and an attic room.

The property benefits from Upvc glazing, gas fired central heating, two driveways for ample parking, garage, rear garden with views extending to surrounding countryside and is within close proximity to town centre.

Upvc glazed door to

Hallway

Two upvc glazed windows to rear, radiator, textured ceiling, stairs to first floor, under stair storage, dado rail, battery smoke alarm, telephone point.

Dining Room (15' 0" x 9' 11" Max) or (4.57m x 3.03m Max)

Upvc double glazed windows to front and side, radiator, textured ceiling, hard wood flooring.

Lounge (14' 6" x 13' 4") or (4.42m x 4.07m)

Two upvc glazed windows to front, radiator, textured and coved ceiling, multi fuel burner with brick surround and oak mantle, dado rail.

Kitchen (19' 7" Max x 10' 8" Max) or (5.98m Max x 3.24m Max)

Upvc glazed windows to front and rear, upvc glazed door to rear, radiator, textured ceiling, tiled floor, part tiled walls, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, Belling range cooker with extractor fan over, plumbing for automatic washing machine, plumbing for dishwasher, feature brick arch.

Landing

Upvc glazed window to rear, textured ceiling, hardwood flooring, dado rail.

Bathroom (6' 10" x 5' 11") or (2.08m x 1.81m)

Upvc glazed window to rear, towel radiator, textured ceiling, extractor fan, tiled walls, tiled floor, bath with shower over, close coupled WC and wash hand basin in unit.

Bedroom 1 (11' 6" Min x 10' 5" Min) or (3.51m Min x 3.18m Min)

Upvc glazed windows to front and side, radiator, textured ceiling, dado rail, fitted wardrobes, fitted storage cupboards, one housing Vaillant gas fired boiler controlling domestic hot water and central heating.

Second Part Landing

Coved ceiling, stairs to attic room, storage shelving.

Bedroom 2 (10' 5" x 7' 2") or (3.17m x 2.19m)

Upvc glazed window to front, radiator, textured ceiling, storage cupboard.

Bedroom 3 (8' 11" Max x 7' 10" Max) or (2.71m Max x 2.40m Max)

Upvc glazed window to rear, radiator, textured ceiling, storage cupboard.

Attic Room

Two skylights, hardwood flooring, radiator, eaves storage, wall light.

Outside

Driveway to front for ample parking.

Driveway to side leading to garage.

Footpath leading to rear garden.

Patio seating area to rear with steps to a generously sized enclosed lawned area with mature trees and shrubs. Two further enclosed raised seating areas to rear, one housing a wooden storage shed.

Garage

Electric up and over door to front, upvc glazed door to side, electricity, fitted base units.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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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 right hand side.

