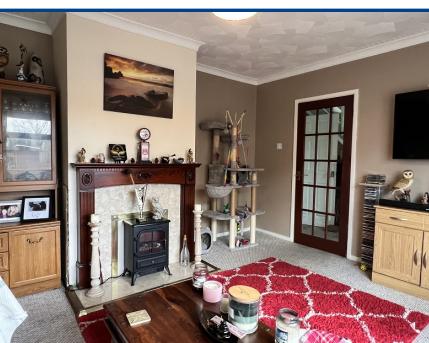


**87 Heol Llwchwr
Ammanford
Carmarthenshire
SA18 3HG**

Price **£169,950**



- Three bedroom semi detached house
- Lounge, kitchen/ diner
- Shower room, bathroom
- Lean-to, utility room
- Upvc glazing
- Gas fired central heating
- Rear garden
- Garage
- NO FORWARD CHAIN

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. 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 14 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.

General Description

We have the pleasure in offering for sale this three bedroom semi detached property located on the outskirts of Ammanford town centre approximately a mile from its amenities including primary schools, secondary school, banking, shops, public houses, restaurants, leisure centre, places of worship, bus station and railway station.

EPC Rating: C73

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Heol Llwchwr, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property located on the outskirts of Ammanford town centre approximately a mile from its amenities including primary schools, secondary school, banking, shops, public houses, restaurants, leisure centre, places of worship, bus station, railway station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, kitchen/ diner, shower room, lean-to, utility room, landing, bathroom and three bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating, front & rear gardens and a garage.

Upvc glazed door to Hallway

Radiator, coved ceiling, stairs to first floor, hard wired smoke alarm.

Lounge (14' 6" Max x 12' 5") or (4.41m Max x 3.78m)

Upvc glazed window to front, radiator, textured and coved ceiling, fireplace with wooden hearth.

Rear Hall

Textured ceiling.

Kitchen (13' 5" x 8' 11") or (4.10m x 2.72m)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted wall and base units, work surface, filed splash back, stainless steel sink unit with mixer tap, oven point, electric job with extractor fan over, plumbing for dishwasher, VIESSMANN gas fired boiler controlling domestic hot water and central heating.

Shower Room (7' 5" x 5' 9") or (2.26m x 1.74m)

Upvc glazed window to rear, radiator, wood clad ceiling, coved ceiling, part tiled walls, part tiled floor, close coupled WC, wash hand basin, accessible shower unit with electric shower, exactor fan.

Lean To (11' 6" x 4' 3") or (3.51m x 1.30m)

Upvc glazed window to side, Upvc glazed door to rear.

Heol Llwchwr, Ammanford, Carmarthenshire.

Outside

Gravelled area to front with footpath to front door.
Patio to rear with decked area.
Garage.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.
There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on Wind Street taking a left into New Road. Continue along New Road and turn right for Parcyrhun. Follow the road and then turn left into Heol Llwchwr where the property can be found on the left hand side.

