

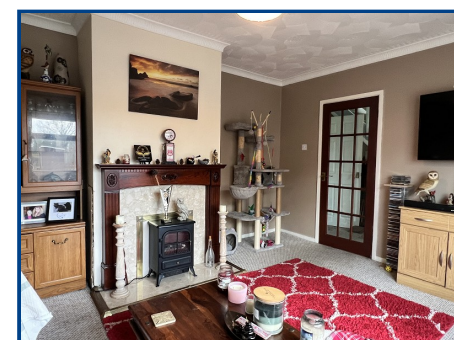
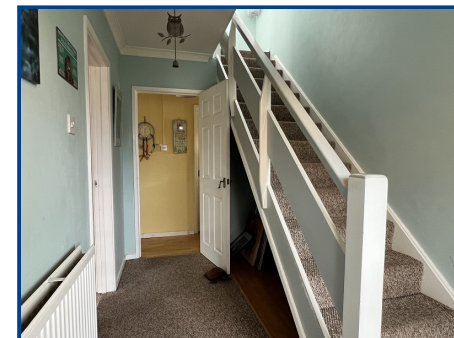
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**87 Heol Llwwchr
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**

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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 Llchwyr, 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.

Utility Room (13' 3" Max x 10' 8" Max) or (4.03m Max x 3.25m Max)

Upvc glazed door to side, Upvc glazed windows to side and rear, radiator, polystyrene tiled ceiling, wood clad walls, plumbing for automatic washing machine.

Landing

Upvc glazed window to side, textured ceiling, hatch to roof space, battery smoke alarm.

Bathroom (7' 10" x 5' 9") or (2.38m x 1.76m)

Upvc glazed window to rear, towel radiator, close coupled WC, wash hand basin in unit, bath with shower over, extractor fan.

Bedroom 2 (11' 2" Min x 8' 11") or (3.40m Min x 2.73m)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted wardrobes.

Bedroom 1 (12' 0" Min x 10' 5" Min) or (3.65m Min x 3.18m Min)

Upvc glazed window to front, radiator, textured and coved ceiling, fitted wardrobes.

Bedroom 3 (9' 3" Max x 9' 0" Max) or (2.82m Max x 2.75m Max)

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

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 Llchwyr where the proprety can be found on the left hand side.

