



10 Old Road, Ammanford, Ammanford, SA18 2ED

Offers in the region of £220,000

A character semi detached house set in a popular location on the edge of Ammanford town centre close to its range of schools, shopping and transport facilities. Accommodation comprises porch, entrance hall, lounge, sitting room, kitchen, 3 bedrooms and bathroom. The property benefits from off road parking, garage, uPVC double glazing, gas central heating and enclosed rear garden.

Ground Floor

Porch

5'2" x 7'11" (1.58 x 2.43)
with uPVC double glazed frosted windows
and stained glass window to side

Entrance Hall

5'8" x 7'9" (1.74 x 2.37)
with original Victorian style floor tiles, stairs
to first floor and radiator

Lounge

12'7" x 11'10" (3.86 x 3.63)



with electric fire in feature surround,
radiator, coved ceiling and uPVC bay
window to front

Sitting Room

13'4" x 12'9" (4.07 x 3.90)



with feature fireplace, radiator, coved
ceiling, under the stairs cupboard and
uPVC double glazed bay window to rear

Kitchen

11'10" x 7'5" (3.61 x 2.27)



with base and wall units, single bowl and
single drainer sink unit with mixer taps, 4
ring gas hob with extractor over and oven
under, plumbing for automatic small
dishwasher, plumbing for automatic
washing machine, space for under counter
fridge freezer, part tiled walls, tiled floor,
radiator, coved ceiling and uPVC double
glazed window to rear and side and door to
side.

First Floor

Landing

with hatch to roof space and coved ceiling

Bedroom 1

13'6" x 11'10" (4.14 x 3.63)



with radiator, coved ceiling and uPVC
double glazed bay window to front

Bedroom 2

12'3" x 7'11" (3.74 x 2.43)



with radiator, textured and coved ceiling and uPVC double glazed window to rear

Bedroom 3

9'2" x 11'4" (2.80 x 3.46)



with radiator, coved ceiling, built in wardrobe and uPVC double glazed window to rear

Bathroom

5'3" x 8'4" (1.62 x 2.55)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, part tiled walls, tiled floor, shaver point, radiator, textured and coved ceiling and uPVC double glazed window to side

Outside



with off road parking and garage to side, side access to rear lawned garden and brick built shed

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: None

Restrictions: None

Council Tax

Band D

NOTE

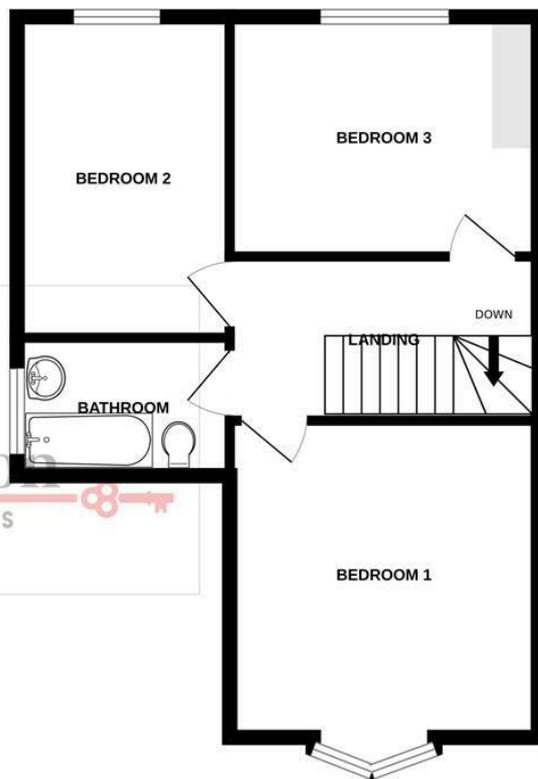
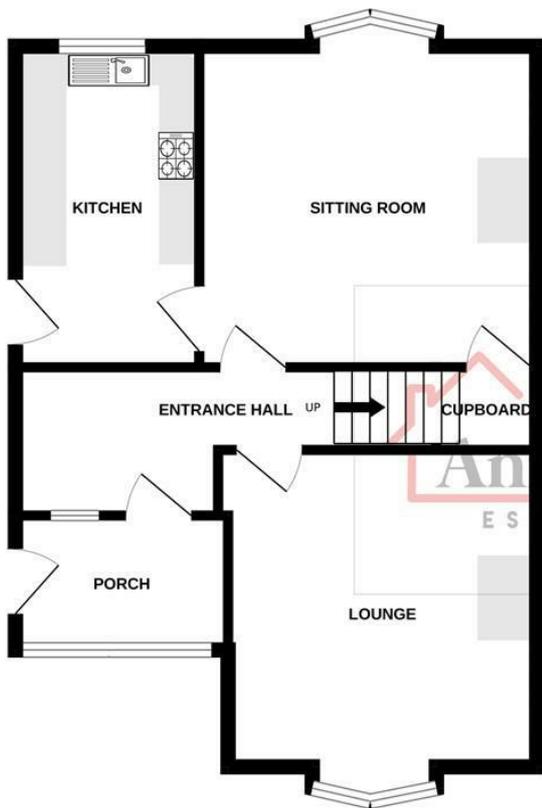
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel for approximately one mile to the Green in Bonllwyn, turn right at the start of the green and the property can be located on the right hand side.

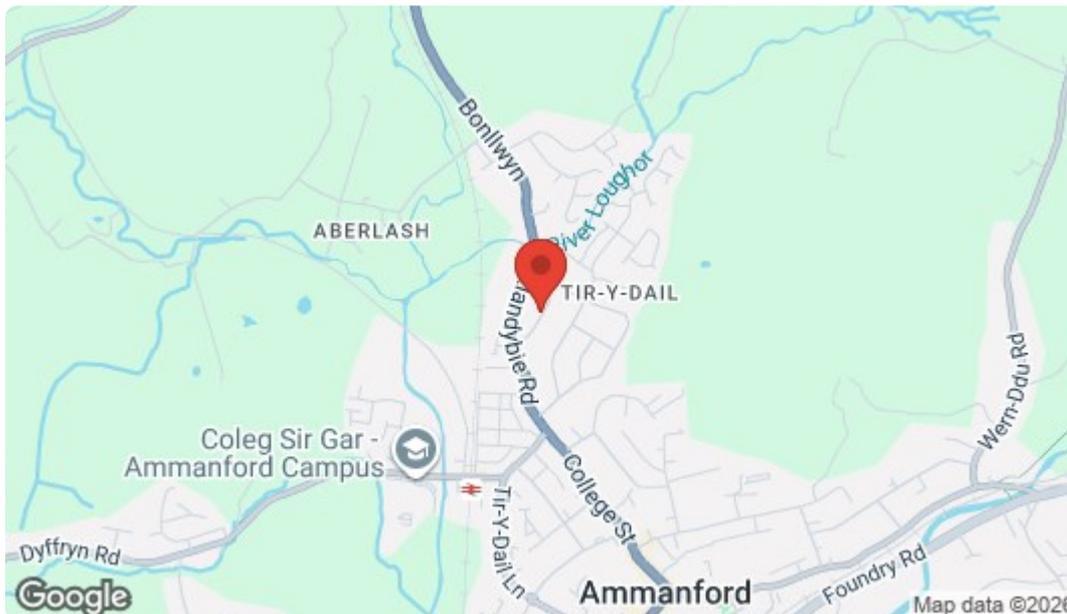
GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.