



50F Castle Reach High Street, Ammanford, Ammanford, SA18 2NB

Offers in the region of £120,000

We are pleased to offer for sale this apartment located less than quarter of a mile of Ammanford town centre within easy access of schools, shops and transport facilities. Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing and off road parking for one car.

Ground Floor

Key fob communal activated door

Communal Hall

with stairs or lift to top floor

Entrance Hall

with radiator, coved ceilings, coat hooks, two built in cupboards and hatch to roof space

Lounge

14'3" x 24'0" (4.36 x 7.32)



with radiator, coved ceiling, down lights and two uPVC double glazed windows to front

Kitchen

6'3" x 9'6" (1.93 x 2.92)



with fitted base and wall units, stainless steel one and a half bowl sink units with mixer taps, four ring electric hob with

extractor over and oven below, plumbing for automatic washing machine, part tiled walls, tiled floor, down lights and coved ceiling

Bathroom

6'6" x 7'2" (1.99 x 2.20)

with low level flush WC, vanity wash hand basin, corner shower cubicle, part tiled walls, tiled floor, coved ceiling, extractor fan and heated towel rail

Bedroom 1

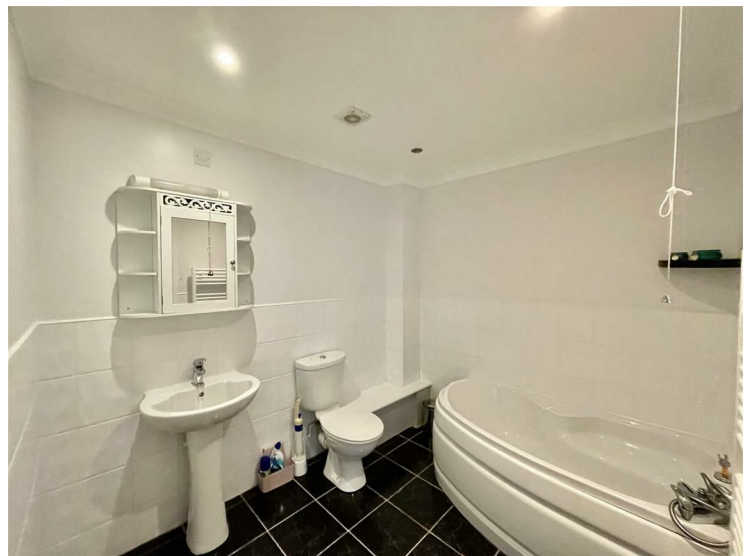
17'2" x 15'3" (5.24 x 4.67)



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

Ensuite

8'4" x 7'2" (2.56 x 2.20)



with low level flush WC, pedestal wash and basin, corner panelled bath with shower attachment taps, part tiled walls, tiled floor, heated towel rail, extractor fan and coved ceiling

Bedroom 2

17'1" x 12'8" (5.23 x 3.88)



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

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

Tenure

Leasehold - 999 year lease From 01.03.2004 - two payments of £400 per annum payable to cover buildings insurance and any maintenance. Each owner has a share of the management company that owns the freehold.

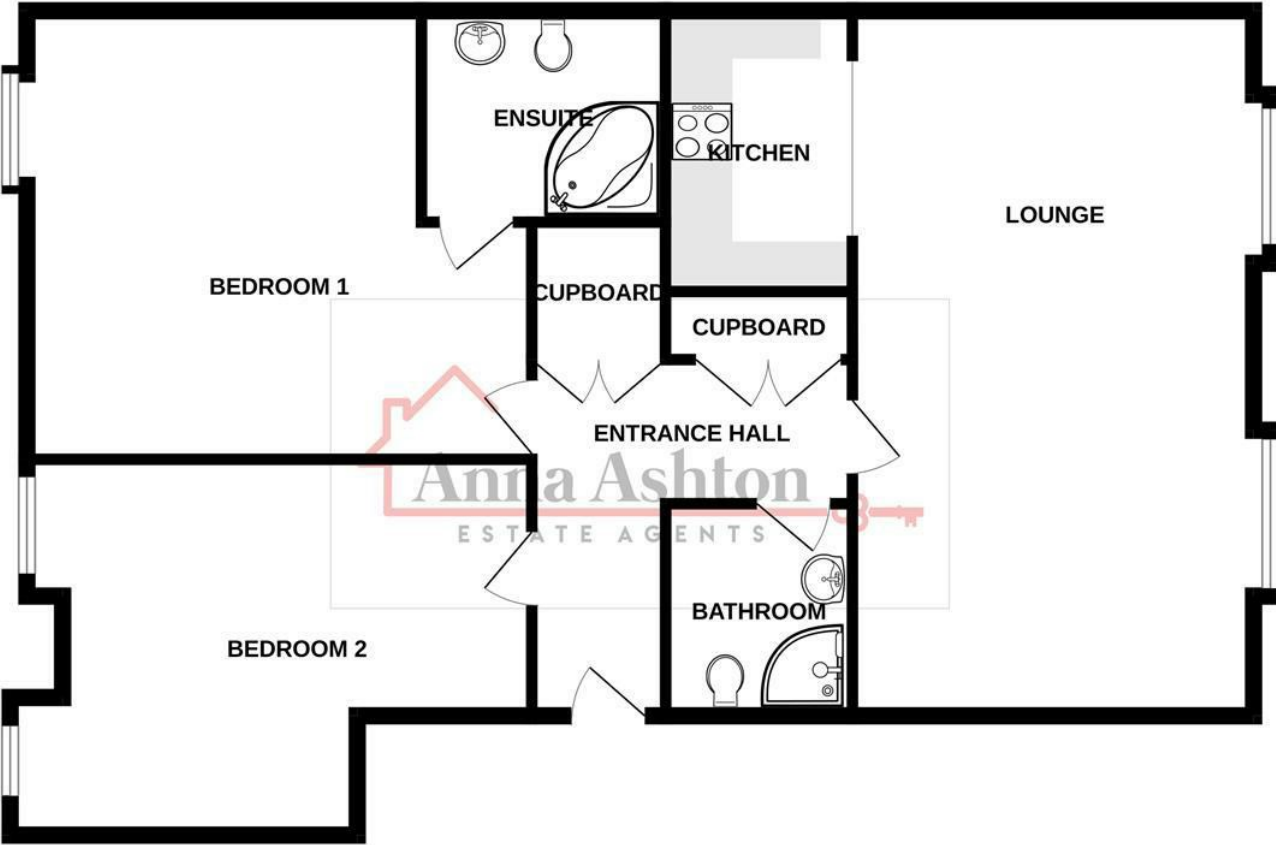
NOTE

All internal photographs are taken with a wide angle lens.

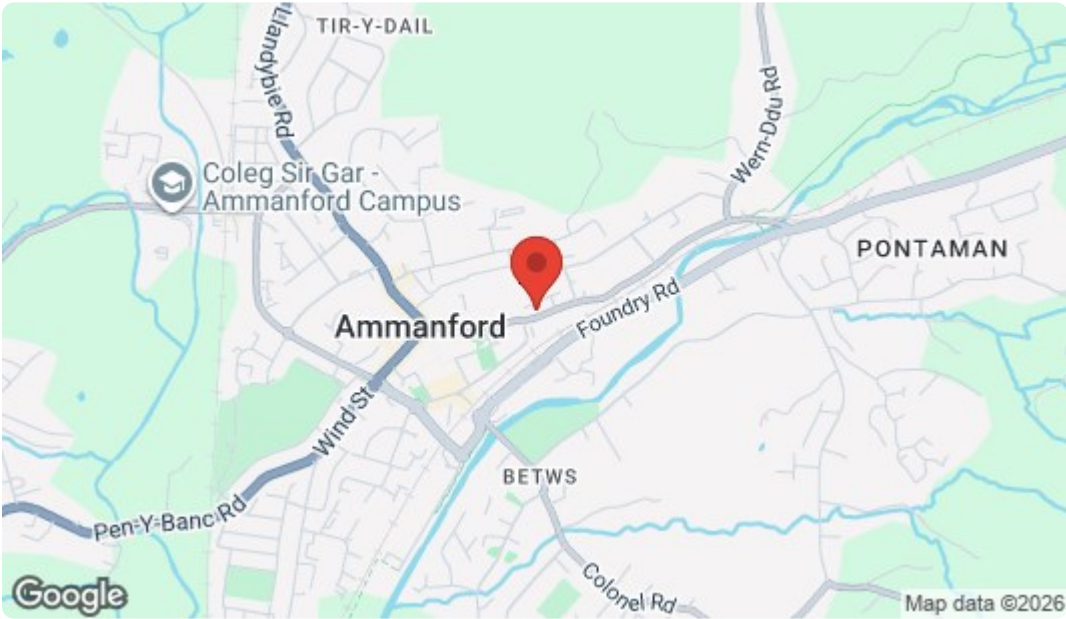
Directions

Leave Ammanford on High Street and the property can be found on the left hand side, opposite the Fire Station.

GROUND FLOOR



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	80	80
(55-68) D		
(39-54) E		
(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.