



Apartment (EPC Rating: B) Leasehold

## HIGH STREET, AMMANFORD, SA18 2NB

Offers In The Region Of

# £179,995

# 2 Bedroom Apartment located in Ammanford

Thomas & Thomas are delighted to present For Sale this Second Floor flat, offering contemporary living within easy walking distance of Ammanford town centre and its many amenities. The spacious accommodation comprises a hallway, an open plan living area with a balcony overlooking the front of the property, two bedrooms (one with an en-suite), a walk-in storage room, and a shower room. The property is accessed via a private entrance, with both a staircase and an elevator leading to the second floor. Externally, the flat features a large garage with electricity connected. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band - D. Leasehold. EPC- B81. VIEWING IS HIGHLY RECOMMENDED. NO ONWARD CHAIN.

## Ground Floor

With private door access to staircase or elevator to the second floor.

## Entrance Hall

With walk-in storage (1.7 x 1.7) and spacious airing cupboard.

## Open Plan Living Area

7.32 x 6.75 (max) (24'0" x 22'1" (max))

With two radiators, feature fireplace with inset electric fire, leading into dining area, large uPVC window to the front and French double doors leading to the balcony.

Kitchen is fitted with a range of base and wall units, one and a half bowl stainless steel sink unit with mixer taps, gas hob with extractor above, eye level electric oven, integrated dishwasher, fridge & freezer, coved ceiling with spotlights, part tiled walls and tiled flooring.

## Bedroom 1

4 x 3.6 (13'1" x 11'9")

With radiator, large fitted wardrobe, coved ceiling and window to the rear.

## En-Suite

2.53 x 2.19 (8'3" x 7'2")

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower, extractor fan, heated towel rail, coved ceiling with spotlights, cupboard housing gas boiler providing domestic hot water and central heating, part tiled walls and tiled floor.

## Bedroom 2

3.95 x 3.6 (12'11" x 11'9")

With radiator, coved ceiling and uPVC window to the rear.

## Shower Room

2.15 x 1.98 (7'0" x 6'5")

With low level flush WC, pedestal wash hand basin, shower cubicle, extractor fan, heated towel rail, coved ceiling with spotlights, part tiled walls and tiled floor.

## Garage

12.6 x 3.62 (41'4" x 11'10")

With electric roller shutter door, power and light connected and plumbing for automatic washing machine.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

- Band D

## TENURE

Leasehold. Number of years remaining 978 years dated from 23/06/2005 to 01.03.3003.

There are 8 properties within the whole building and each owner holds a 1/8th share of Castle Reach Management Company at a charge of £800 p.a. which covers Building Insurance & any ongoing maintenance issues.

## NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.



#### **NOTE**

There are 8 properties in the whole building and each owner holds a 1/8 share of Castle Reach Management.

#### **VIEWINGS**

By appointment with the selling agents on 01269 597949 or e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

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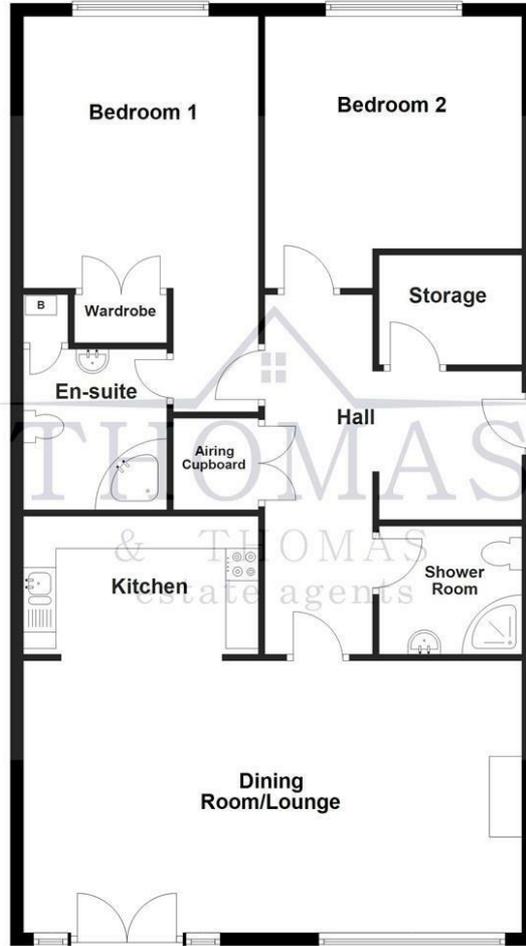
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#### **Directions**

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



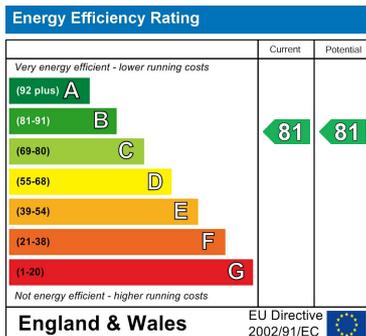
Apartment



Council Tax Band

D

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

