



**10 Old Road, Ammanford, Ammanford, SA18 2ED**

**Offers in the region of £220,000**

NO ONWARD CHAIN - 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**

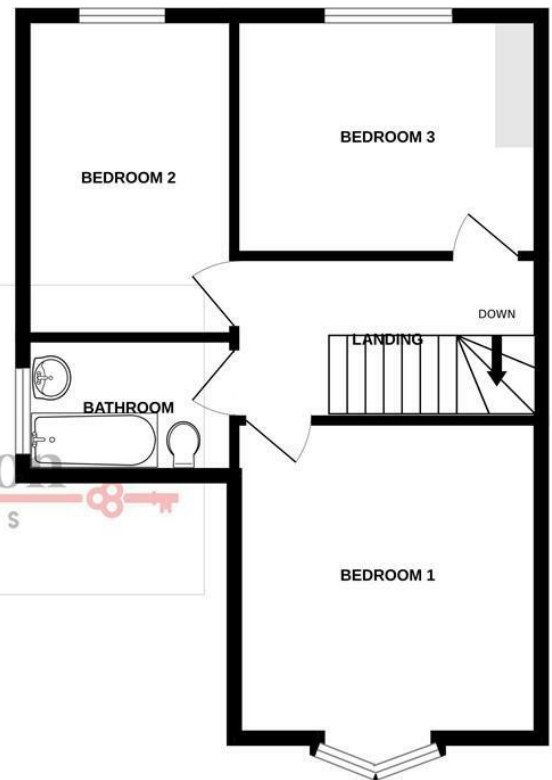
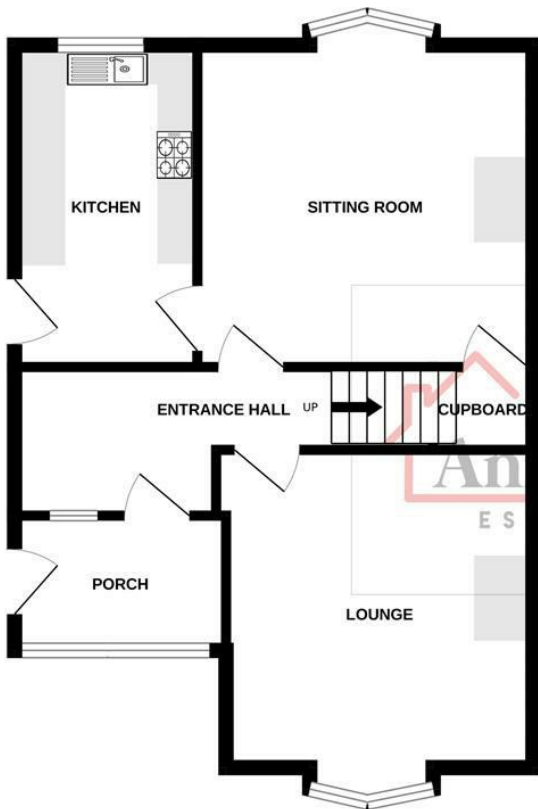
All internal photographs are taken with a wide angle lens.

### **Directions**

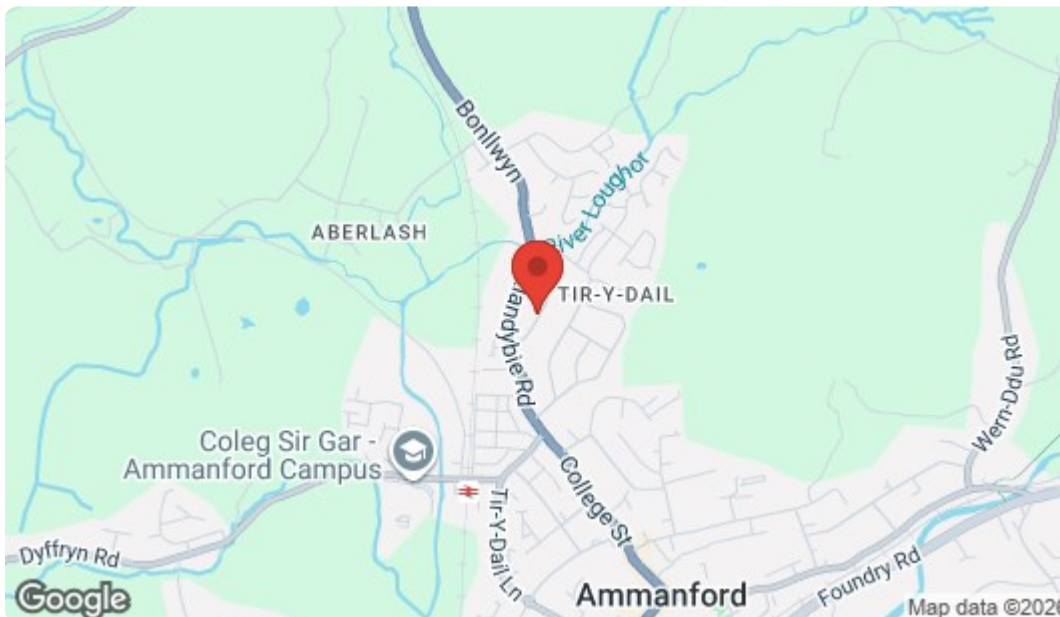
Leave Ammanford on College Street and travel for approximately one mile to the Green in Bonllwyn, turn right at the start of the green and the property can be located on the right hand side.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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