

POLLY POWELL
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Offers Over **£185,000**

Margaret Street

Ammanford

More than you'd expect... from your first home

3-Bed Terraced House

Ideal for First-Time Buyers



More than you'd expect...

If you're buying your first home, you don't want to compromise—you want something that works from day one.

This is a home where the hard work has already been done.

Updated over the last five years, including windows, rewire, boiler, kitchen and bathroom, it offers peace of mind alongside something many first-time buyers don't expect...

Space to live.

Space to work.

Space to grow into.

Features

3 Bedrooms

No Chain

Flexible Office / Playroom Space

Garage & Off Road Parking for 2 cars

2 Separate Reception Rooms

South-Facing, Low-Maintenance Garden

Utility Room + Downstairs WC

Refurbished Recently

Ammanford Town Centre



The Living Space

A home that actually works day to day

A practical entrance area gives you somewhere for coats, shoes and everyday clutter, keeping the rest of the home clean, calm and organised.



The main lounge is a generous, comfortable space where you can properly relax, while the separate dining area creates a natural place to come together.



Beyond that, an additional room offers real flexibility. Whether you need a work-from-home office, a playroom to keep toys out of the living space, or a quiet place to focus, it adapts to your lifestyle.

The kitchen is bright, practical and easy to live in, A separate utility room keeps washing and noise out of the kitchen.

A downstairs WC adds everyday convenience. It's a layout designed around how you actually live.





Upstairs

Upstairs continues the sense of space. The main bedroom spans the full width of the house, creating a room that feels calm, open and comfortable.

It also offers future flexibility, with potential to divide into a fourth bedroom if your needs change.

The second bedroom is a well-proportioned double, ideal for guests or family, while the third bedroom offers flexibility as a nursery, child's room or additional workspace.

The bathroom is modern and fully fitted, completing a home that's ready to move straight into.





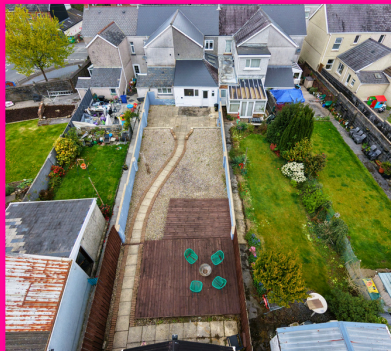
To the rear, the property really comes into its own.

The larger-than-average garden is south-facing, meaning you benefit from sunlight throughout the day.

Designed for ease with patio, stone and decking areas, it offers a space you can enjoy without constant maintenance.

Whether it's summer evenings outside or simply having space to unwind, it's a garden that adds real lifestyle value.

At the back, you'll also find a garage and off-road parking for two vehicles —something rarely found in the centre of Ammanford with homes of this type and price point.



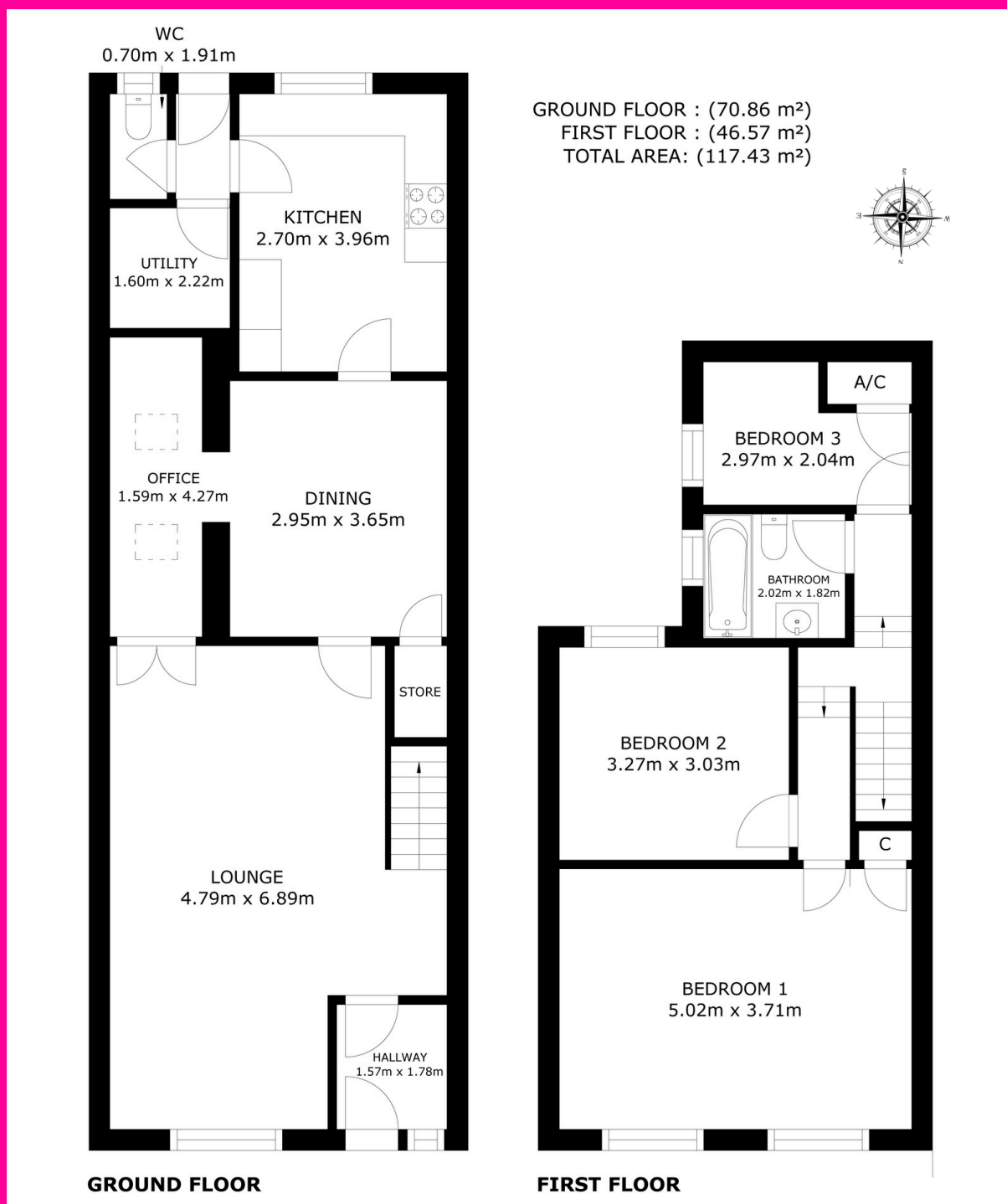
Ground Floor

- Lounge: 4.79m x 6.89m
- Dining Room: 2.95m x 3.65m
- Office / Study: 1.59m x 4.27m
- Kitchen: 2.70m x 3.96m
- Utility Room: 1.60m x 2.22m
- Downstairs WC: 0.70m x 1.91m
- Hallway: 1.57m x 1.78m

First Floor

- Bedroom 1: 5.02m x 3.71m
- Bedroom 2: 3.27m x 3.03m
- Bedroom 3: 2.97m x 2.04m
- Bathroom: 2.02m x 1.82m

EPC Rating - C75



Ready To See HOW THIS COULD WORK FOR YOU?

*Book!
Now!*



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