



St. Davids Road, offers in excess of £110,000

- Open Plan Living
- Conservatory
- Garage
- Two Generous size Bedrooms
- Potential for a 3rd Bedroom
- Investment Opportunity
- EPC Rating: B



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About the property

A well presented property currently occupied by a tenant offering an excellent opportunity for investors seeking an immediate rental income. Equally the property may also appeal to a first time buyers and owner occupiers, subject to the necessary arrangements regarding the existing tenant. The seller is motivated and requires a sale making this a fantastic opportunity for a wide range of purchasers. Early viewing is highly recommended.

An enclosed rear garden comprising a decking area from the patio doors, an artificial grass with plants, flowers along the borders next to a small fish pond, plenty of storage sheds and a garage which has vehicle access from the rear lane.

The neighbouring village of Gwaun Cae Gurwen offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre. Access to the m4 Motorway is via junction 49 at Pont Abraham or junction 45 at Ynysforgan.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Hallway

Lounge/Diner

22' x 14' 1" (6.71m x 4.29m)

Kitchen

11' 8" x 7' 10" (3.56m x 2.39m)

Conservatory

9' 7" x 8' 4" (2.92m x 2.54m)

Family Bathroom

8' 2" x 8' (2.49m x 2.44m)

Landing

Bedroom One

17' 2" x 11' 4" (5.23m x 3.45m)

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)

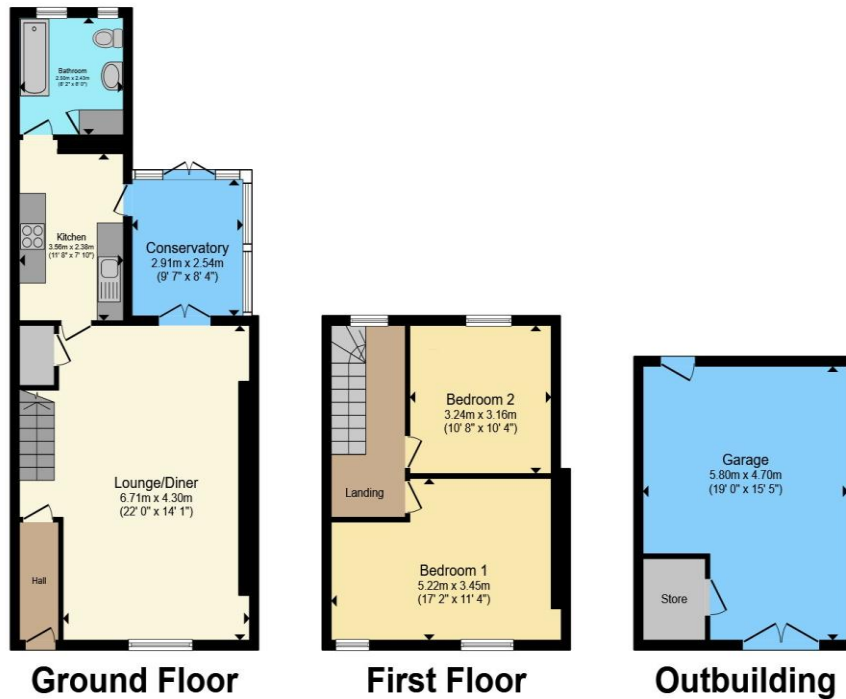
Garage

19' x 15' 5" (5.79m x 4.70m)

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Floorplan



Total floor area 121.5 m² (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

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