

Harold Street, Ammanford, SA18 2DG

Offers In Region Of £149,950

Calow Evans
Estate Agents

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Harold Street, Ammanford, SA18 2DG

A three bedroom terraced property conveniently situated to all the amenities Ammanford town has to offer. The property offers good sized accommodation and benefits from a first floor bathroom, gas fired central heating and double glazing. There is a good sized manageable garden to the rear , garage and off road parking.

Ammanford town centre offers good shopping and leisure facilities with out of town retailers located at Cross Hands business park. Access to the M4 motorway is via junction 49 at Pont Abraham.







Entrance Hallway:

Single panel radiator, stairs to first floor.

Lounge/Dining Room:

6.78m x 3.91m (22'3" x 12'6"/12'10")

Double glazed windows to front and rear, feature brick fireplace with gas fire and TV shelving, double and single panel radiators,

Kitchen:

4.06m x 2.59m (13'4" x 8'6")

Double glazed window to rear, fitted with wall and base units, cooker space, single bowl sink unit and draining board, plumbing for washing machine, part tiled walls, door to lean-to, double panel radiator.













Lean-To/Utility:
4.04m x 1.42m (13'3" x 4'8")

Double glazed door to rear.

First Floor Landing:

Bedroom One:
3.86m x 2.69m (12'8" x 8'10")

Double glazed window to front, built in wardrobe.

Bedroom Two:
3.18m x 2.82m (10'5"/8'3" x 9'3")

Double glazed window to rear. Airing cupboard housing gas boiler providing domestic hot water and central heating, separate built in cupboard.

Bedroom Three:
2.84m x 2.08m (9'4" x 6'10")

Double glazed window to front.

Bathroom:
4.06m x 2.62m (13'4" x 8'7")

Double glazed obscure window to rear, walk-in shower with tiled splashback, WC, pedestal wash hand basin, double panel radiator.

Externally:

A good sized rear garden, part laid to gravel, lawn and paved patio with side flower beds, garage to rear and off road parking via a rear lane access.

Services:

We are advised all mains services are connected. Please note there are leased solar panels fitted to the roof , the lease is for 25 years from 2010, the seller has informed us they are not connected.

Tenure:

Freehold.





Council Tax:

B.

Broadband/Mobile Phone Coverage:

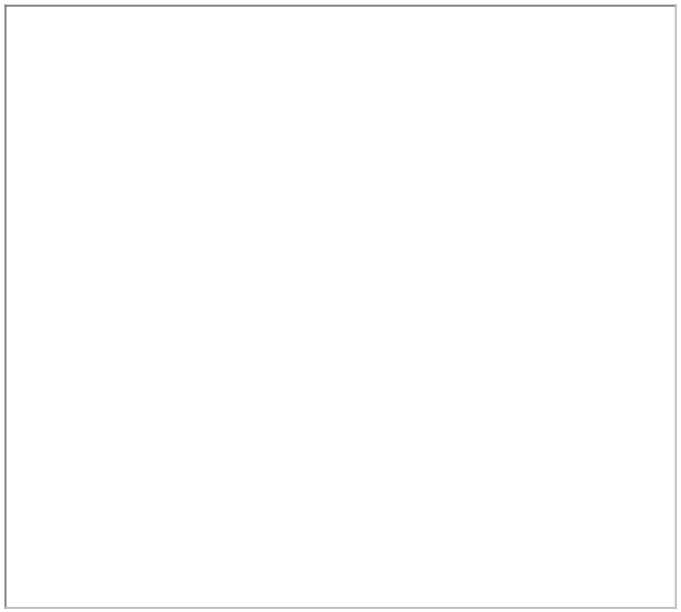
There is superfast broadband and mobile phone coverage in the area.

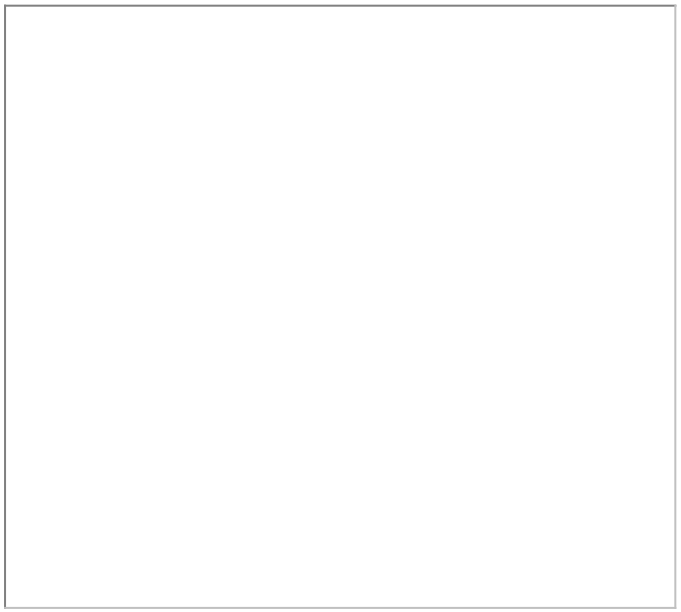
Directions:

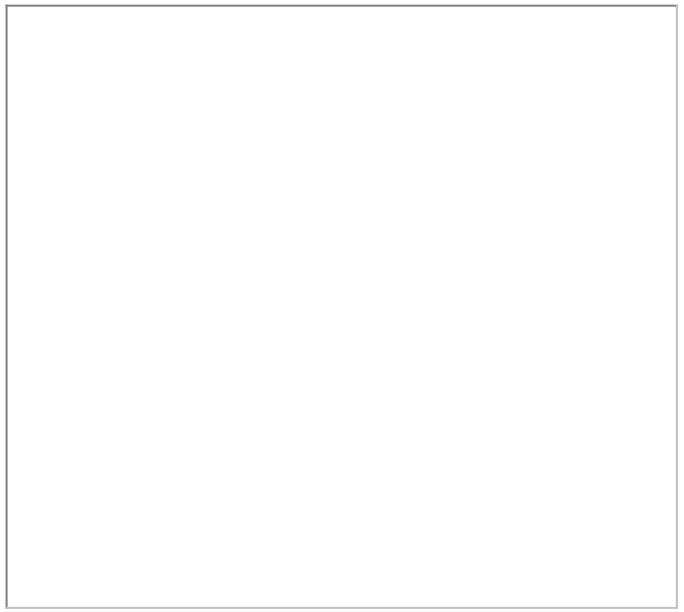
From our Ammanford branch proceed onto College Street in the direction of Llandeilo. Take the third left turning and first right turning onto Harold Street whereby the property will be located on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.









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