



**15 Harold Street, Ammanford, Ammanford, SA18 2DG**

**Offers in the region of £145,000**

A mid terraced property, conveniently located within half a mile of Ammanford town centre with its range of schools, shopping and transport facilities.

Accommodation comprises entrance hall, lounge, kitchen, shower room and 3 bedrooms and benefits from gas central heating, uPVC double glazing, detached garage and rear garden.

Viewing recommended.

## Ground Floor

uPVC double glazed and leaded entrance door to

## Entrance Hall

with stairs to first floor, radiator, dado rail and textured ceiling.

## Lounge

22'5" x 12'10" (6.84 x 3.93)



with feature fireplace, under stairs cupboard, 2 alcoves, 2 radiators, textured and coved ceiling and uPVC double glazed window to front.

## Kitchen

16'3" x 8'7" (4.96 x 2.64)



with a range of base and wall units, stainless steel single drainer sink unit, 4 ring electric hob with extractor over and electric oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, radiator, textured and coved ceiling, uPVC double glazed window and door to side.

## Shower Room

7'1" x 8'7" (2.16 x 2.63)



with low level flush WC, pedestal wash hand basin, level access electric shower, radiator, hatch to roof space, tiled walls, extractor fan and uPVC double glazed window to rear.

## First Floor

## Landing

with hatch to roof space and uPVC double glazed window to rear.

## Bedroom 1

13'0" x 9'0" (3.98 x 2.76)



with radiator, textured ceiling and uPVC double glazed window to front.



## Bedroom 2

9'0" x 9'11" (2.76 x 3.03)



with built in wardrobes housing wall mounted gas boiler providing domestic hot water and central heating, radiator and uPVC double glazed window to rear.

## Bedroom 3

10'0" x 6'9" (3.07 x 2.07)



with textured and coved ceiling and uPVC double glazed window to front.

## Outside



with a paved patio, lawned garden with mature shrubs and bushes and timber shed to rear.

## Garage



Single car garage to rear.

## Services

Mains gas, electricity, water and drainage and leased solar panels.

## NOTE

All photographs are taken with a wide angle lens.

## AGENTS NOTE

Leased solar panels since November 2011 for 25 years.

## Council Tax

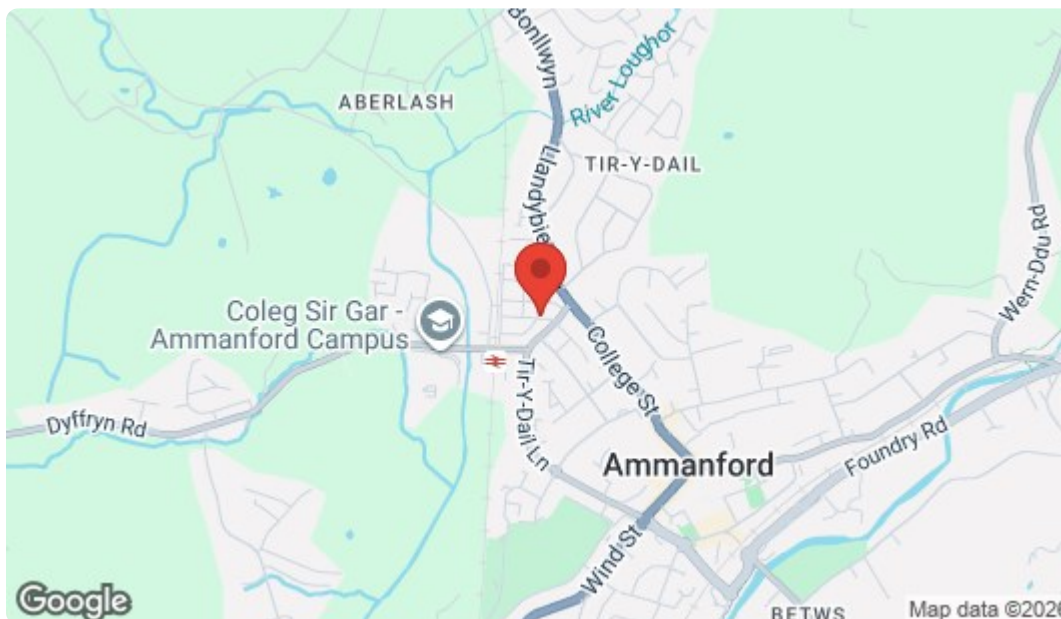
Band B.

## Directions

Leave Ammanford on College Street, turn third left into Station Road then first right into Harold Street and the property can be found on the right hand side, identified by our For Sale board.



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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

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