



High Street , Ammanford SA18 2ND

- End Terraced Property
- Gas Central Heating
- Close to Amenities/Schools
- Large Enclosed Garden
 - EPC ; D
- Three Bedrooms
- CHAIN FREE
- Various Outbuildings
- Ideal First Time Buyer/Investment
- Viewing By Appointment

Asking Price £174,950 Freehold





Location

Description

Situated close to the heart of Ammanford, this charming terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those seeking extra space for a home office or guest room. The house features a conveniently located bathroom, ensuring practicality for everyday living. One of the standout features of this property is the large enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. Being chain-free, this home offers a smooth transition for prospective buyers, allowing for a quicker move-in process. Additionally, its prime location means you are just a stone's throw away from all local amenities, including shops, schools, and transport links, making it an ideal choice for those who value convenience. This property is not just a house; it is a place where memories can be made. Whether you are looking to invest or find your first home, this terraced house on High Street is a wonderful opportunity that should not be missed. EPC; tbc

Entrance

Via composite double glazed door into Lounge

Lounge

11'74 x 19'51 approx

Feature Fireplace with multi fuel burner, two radiators, uPVC double glazed windows to front and rear, laminate floor, staircase

Dining Room

8'8 x 12'9 approx

uPVC double glazed window to front, radiator, laminate floor. Archway to Kitchen

Kitchen

11'9 x 6'2 approx

Fitted with base and wall units with work top over and 1 1/2 stainless steel sink with mixer tap, gas cooker included, space for fridge freezer, plumbing for washing machine, uPVC double glazed door and window facing rear of property, radiator. Wall mounted gas central heating boiler, tiled floor

Landing

Hatch to loft space, radiator

Bedroom One

11'9 (min 4'2) x 8'7 (max 14'13) approx

L-Shaped, Two uPVC double glazed windows to front, radiator

Bedroom Two

11'9 x 6'74 approx

uPVC double glazed window to front, radiator

Bedroom Three

8'71 x 7'45 approx

uPVC double glazed window to rear, radiator.

Bathroom

6'7 x 7'34 approx

Three piece suite comprising of Freestanding Bath with shower attachment, pedestal sink and low level W.C. Heated Towel Rail, partly tiled walls, uPVC double glazed window to rear, extractor fan

External

Enclosed rear garden laid to lawn and patio area. Lean to brick shed housing low level W.C., Brick built storage outbuilding to the rear or the garden with ornamental chipping area in front. Pedestrian access timber gate.

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the



property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser.

Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to

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FIXTURES & FITTINGS: Items shown or mentioned within these particulars, including fixtures, fittings, appliances, and furnishings, are not necessarily included in the sale and should be confirmed separately by prospective purchasers.

LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.

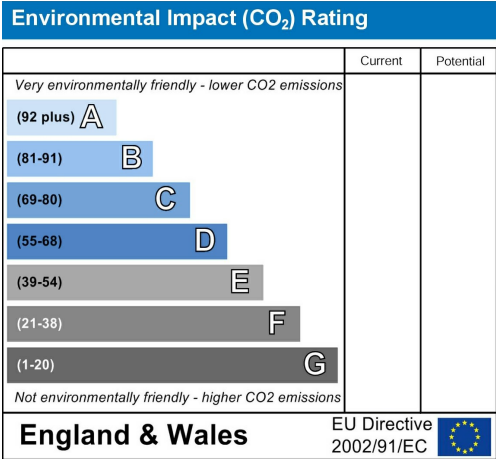
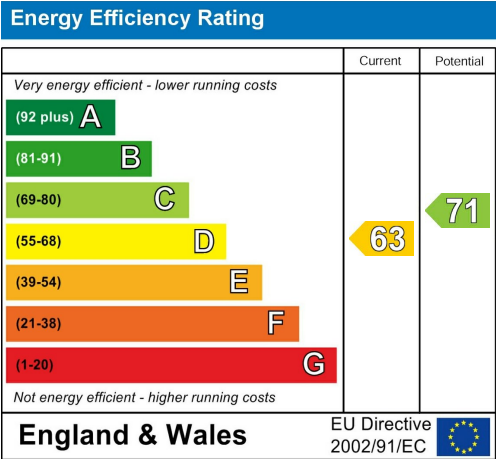








Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating D



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