Llandybie Road

, Ammanford SA18 2DP

- Semi Detached Property
- Two Reception Rooms
- Off Road Parking For A Car To Front
- Gas Fired Central Heating
- EPC: D. Freehold Property
- Two Double Bedrooms
- Kitchen With Separate Utility Room
- Rear Patio With Detached Outbuildings
- In Need Of Modernisation
- CHAIN FREE

Asking Price £104,950 Freehold

Location

Description

Cymru Estates are pleased to offer For Sale a property ... after a general uplift throughout, can be turned into a beautifully home. So if your looking for an investment, or maybe wanting a little project, then look no further. The property comprises of: Ground Floor: Entrance hall, two reception rooms, kitchen, utility room and porch. First Floor: Landing, two double bedrooms and family bathroom. Externally the property has a rear patio area with outbuildings. The property is conveniently located within walking distance of Ammanford town centre with amenities, schools, doctors, dentist and leisure facilities and the main railway line to Swansea and Cardiff. EPC:D

Hallway

Approach via uPVC Double glazed door, part tiled walls, tiled floor

Reception Room One

12'88" x 11'7" approx into bay
uPVC double glazed bay window to front, two radiators, gas fire set in surround.

Reception Room Two

12'68" x 11'39" approx
Single glazed window to rear porch, gas fire in surround, radiator.

Kitchen

11'94" x 10'16" approx
uPVC double glazed window to side, radiator, tiled floor, fitted with wall and base units, stainless steel sink unit with mixer taps, under stairs storage.

Utility Room

10'65" x 7'07" approx
uPVC double glazed window to rear, uPVC double glazed window to side, radiator, tiled walls, fitted wall and base unit, stainless steel sink unit with mixer taps, cooker point.

Rear Porch
5'15" x 4'67" approx
Polycarbonate roof, uPVC double glazed door to rear, uPVC double glazed windows

Landing
built in storage. Loft access.

Bedroom One
16"04" x 12'94" approx
uPVC double glazed bay window to front with a further uPVC double glazed window to front, two radiator.

Bedroom Two
11'52" x 9'55" approx
uPVC double glazed window to rear, radiator.

Family Bathroom
11'11" x 10'07" approx
uPVC double glazed window to side, radiator, fitted with a four piece suite comprising of corner bath, pedestal wash hand basin, low level WC, freestanding shower cubicle with electric shower, airing cupboard housing radiator and Baxi gas fired boiler.

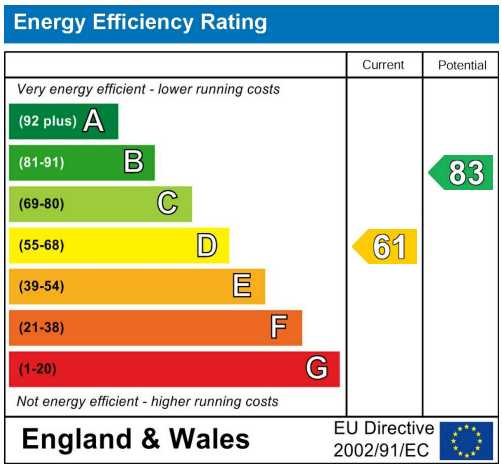
External
Hard standing area to front giving off road parking for a car, side pedestrian access, Paved area to rear, Outside WC, Two brick built store sheds, Greenhouse, block built storage shed with smaller block built storage shed.

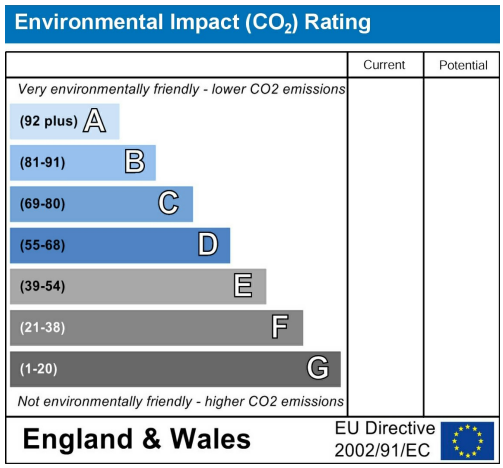
Detached Outbuilding
Block built storage shed with smaller block built storage shed.

Disclaimer
ENERAL INFORMATION
VIEWING: By appointment with Cymru Estates.
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as

condition, views, gardens etc particularly if travelling distances to view.
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

Local Authority Carmarthenshire
Council Tax Band C
EPC Rating D





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.