Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

High Street
Ammanford
Carmarthenshire

£199,950











- Three bedroom semi detached property
- Lounge, dining area
- Kitchen, bathroom, WC
- Upvc glazing
- Gas fired central heating
- Driveway for off road parking
- Close proximity to town centre
- Rear garden, bar area , workshop

Ref: PRI11874

Viewing Instructions: Strictly By Appointment Only

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General Description

We have the pleasure in offering for sale this three bedroom semi detached property within close proximity to Ammanford town centre and all its amenities including shops, primary schools, secondary schools, leisure centre, restaurants, public houses, places of worship, railway station, bus station and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises entrance hall, hallway, lounge, dining area, kitchen, bathroom, landing, WC and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, rear garden, driveway for off road parking, workshop and is within close proximity to Ammanford town centre.

Accommodation

Upvc glazed door to

Entrance Hall

Tiled floor, coved ceiling.

Hallway

Coved ceiling, wall lights, panelled walls, laminate flooring, stairs to first floor.



Dining Area (12' 2" x 11' 9") or (3.72m x 3.57m)

Upvc glazed window to front, radiator, laminate flooring.



Lounge (11' 9" x 12' 2") or (3.57m x 3.72m)

Radiator, laminate flooring, wall lights, under stairs storage.



Kitchen (16' 9" x 12' 1") or (5.10m x 3.68m)

Upvc glazed patio doors to rear, skylight, radiator, 10 down lights, laminate flooring, fitted wall and base units, work surface, range cooker with extractor fan above, integrated fridge freezer, island with sink unit and mixer tap, plumbing for automatic washing machine, Worcester gas fired boiler controlling domestic hot water and central heating, hatch to roof space.

Bathroom (8' 0" x 7' 11") or (2.45m x 2.42m)

Upvc glazed window to rear, towel radiator, tiled walls, laminate flooring, bath, close coupled Wc, quadrant electric shower.



Landing

Upvc glazed window to rear, radiator, hatch to roof space.



Bedroom 2 (9' 6" x 9' 4") or (2.89m x 2.84m)

Upvc glazed window to rear, radiator.



Bedroom 1 (11' 11" x 9' 6") or (3.62m x 2.89m)

Upvc glazed window to front, radiator.



Bedroom 3 (8' 10" x 5' 10") or (2.69m x 1.78m)

Upvc glazed window to front, radiator.



W.C.

Macerator Wc, wash hand basin.

Outside

Concrete path to front.
Driveway to side for off road parking.

A patio seating area to the rear leads down steps to an artificial lawned area, with an open bar area providing a great space for entertaining. Further lawned space extends towards the workshop at the rear of the garden.

Workshop (19' 0" x 15' 0") or (5.80m x 4.58m)

Upvc glazed windows and door, electric, fitted work benches.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.
There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

Directions

Leave Ammanford on High Street where the property can be found on the right hand side.

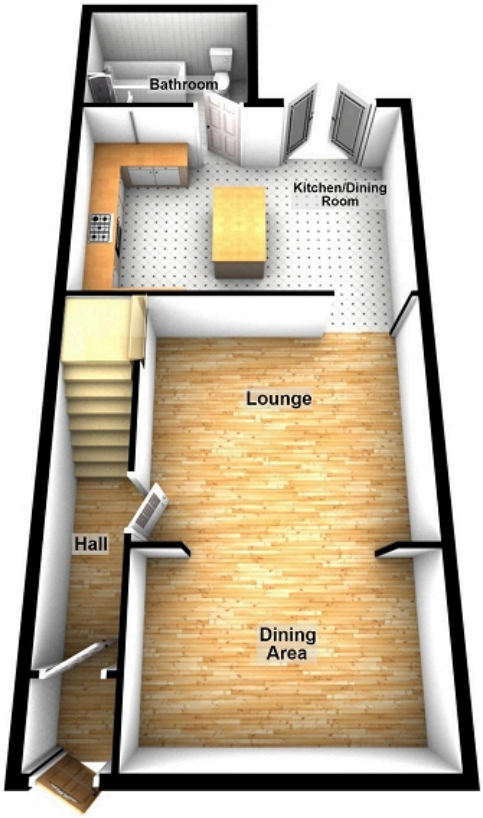




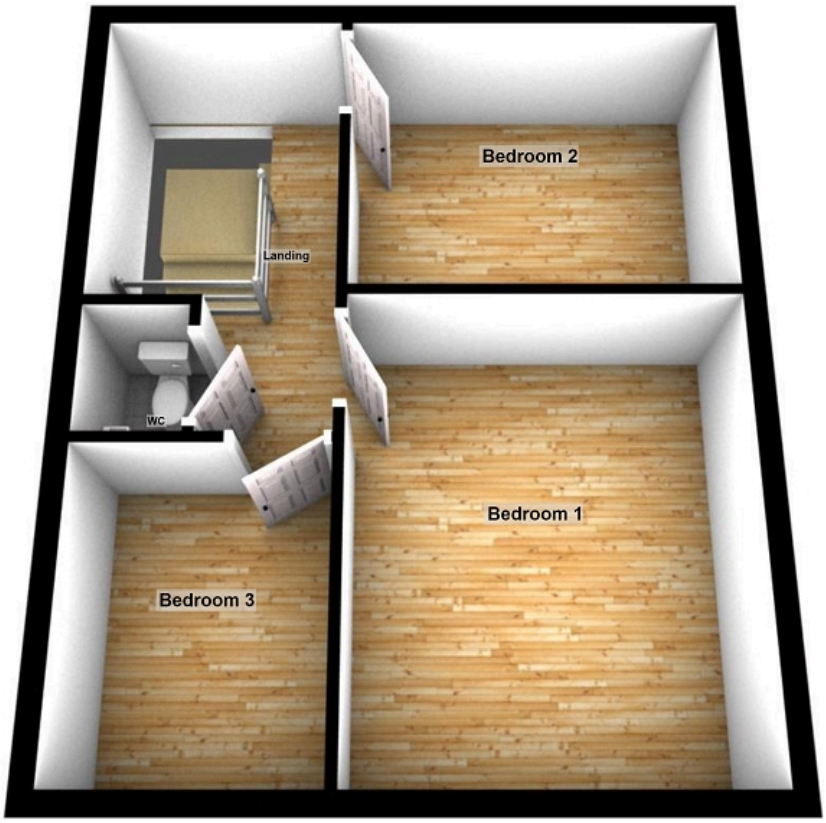





Ground Floor



First Floor



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