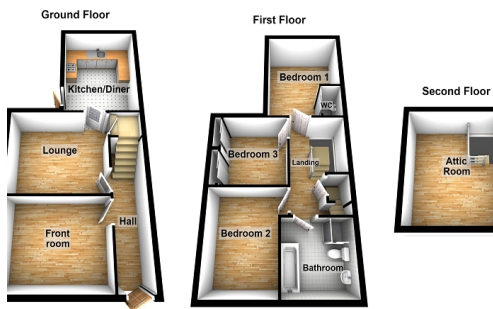




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**67 Wind Street
Ammanford
Carmarthenshire
SA18 3DT**

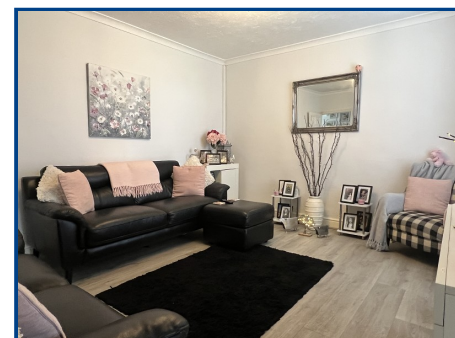
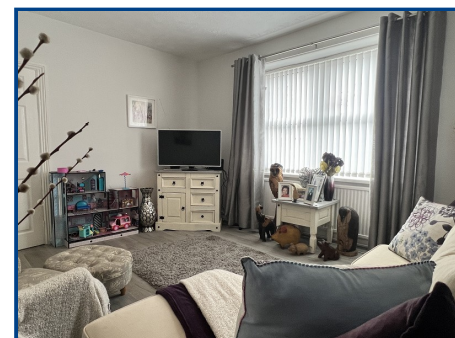
Price £195,000



- Three bedroom semi detached house
- Attic room
- Front room, lounge
- Kitchen, basement
- Bathroom, WC ensuite
- Upvc glazing
- Gas fired central heating
- Off road parking, garage
- Rear garden
- Town centre location

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.



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Wind Street, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises hallway, front room, lounge, kitchen, basement, landing, bathroom, attic room and three bedrooms, one with a WC ensuite.

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

Upvc glazed door to

Hallway

Radiator, laminate flooring, stairs to first floor.

Front Room (13' 8" x 11' 4") or (4.16m x 3.45m)

Upvc glazed window to front, radiator, textured ceiling, laminate flooring.

Lounge (14' 1" x 12' 2") or (4.29m x 3.70m)

Upvc glazed window to rear, radiator, textured and coved ceiling, door to basement.

Kitchen/ dining room (13' 4" x 8' 8") or (4.07m x 2.65m)

Upvc glazed windows to side and rear, Upvc glazed door to side, radiator, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl ceramic sink unit with mixer tap, electric hob with extractor fan above, oven, plumbing for automatic washing.

Basement (18' 6" Max x 11' 5" Max) or (5.64m Max x 3.49m Max)

Landing

Upvc glazed window to side, ventilation unit, stairs to attic room.

Bedroom 1

Upvc glazed window to side, radiator, coved ceiling.

En Suite WC (5' 3" x 2' 8") or (1.60m x 0.82m)

Coved ceiling, close coupled WC, wash hand basin.

Bedroom 3 (10' 4" x 9' 4") or (3.15m x 2.85m)

Upvc glazed window to rear, radiator, fitted wardrobes, gas fired boiler controlling domestic hot water and central heating.

Bedroom 2 (13' 3" x 10' 2") or (4.05m x 3.10m)

Upvc glazed window to front, radiator.

Bathroom (10' 1" x 7' 2") or (3.08m x 2.19m)

Upvc glazed window to front, radiator, textured ceiling, part tiled walls, bath, pedestal wash hand basin, close coupled WC, shower cubicle with electric shower.

Attic Room (16' 3" x 10' 3") or (4.95m x 3.12m)

Two skylight windows, radiator, wood panelled walls and ceiling.

Outside

Driveway to the side providing off-road parking. Patio area to the rear leading onto a further seating area and lawned garden, complemented by mature trees and shrubs. An archway leads through to an additional lawned area, with a gate providing direct access onto the Recreation Ground to the rear.

Garage

Up and over door to front, door to side.

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

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on Wind street where the property can be found on the right hand side.

