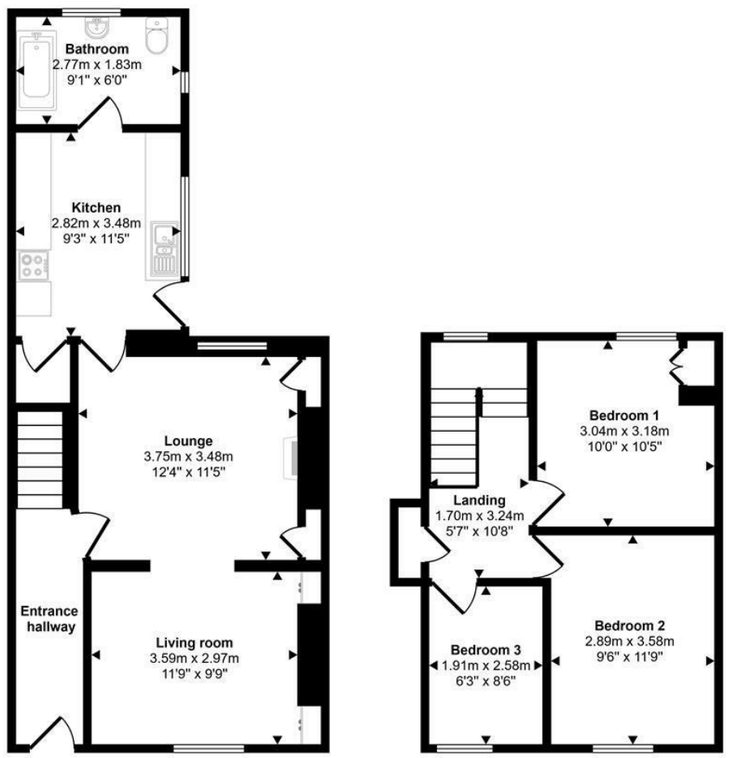
Approx Gross Internal Area
86 sq m / 922 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft

First Floor
Approx 34 sq m / 370 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains electric, water and drainage
HEATING: Gas central heating
TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

KAB/KAB/DRAFt/10/25

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

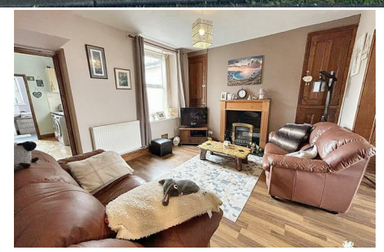
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

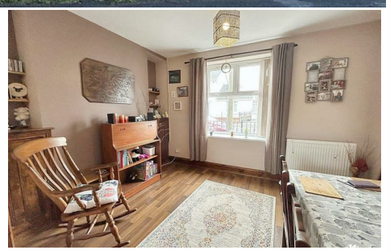
39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk
TELEPHONE: 01269 596659

01269 596659
www.westwalesproperties.co.uk



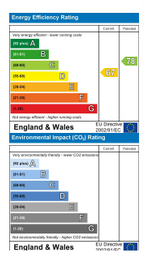






7 Talbot Road, Ammanford, SA18 3BA

- Three bedrooms
- Detached garage with electricity
- Rear garden
- Ammanford Park nearby
- Double glazing
- Two reception rooms
- Off-street parking for a small car
- Town centre location
- Gas central heating
- EPC Rating D

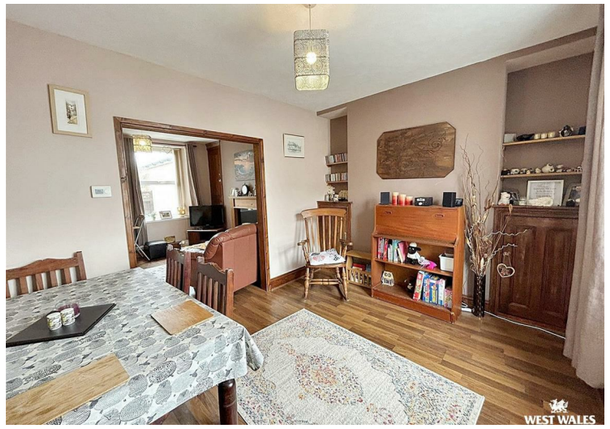


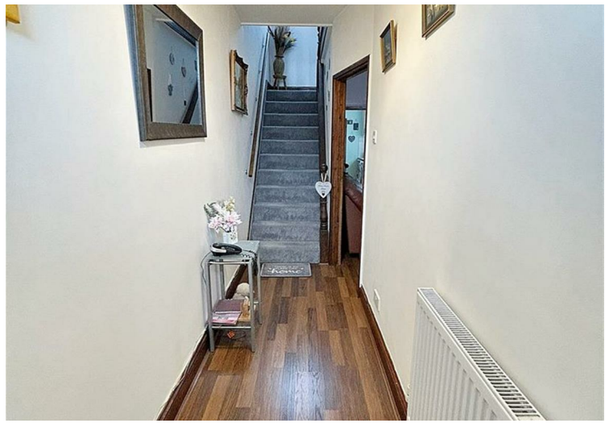
£169,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

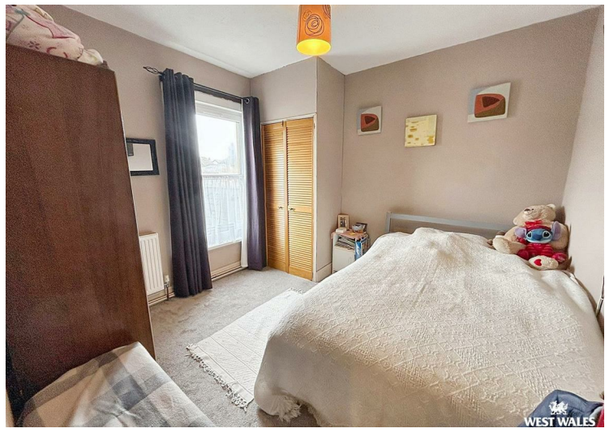
39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile



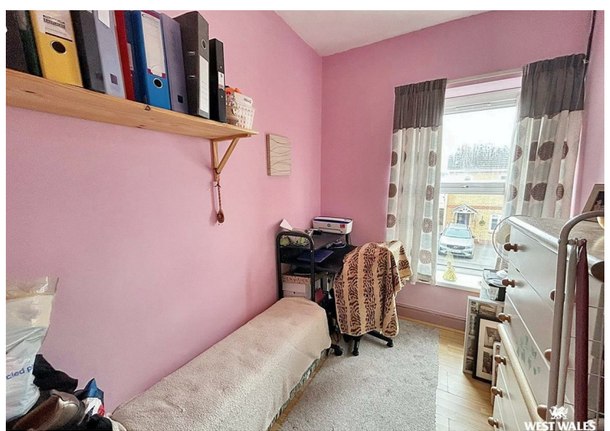














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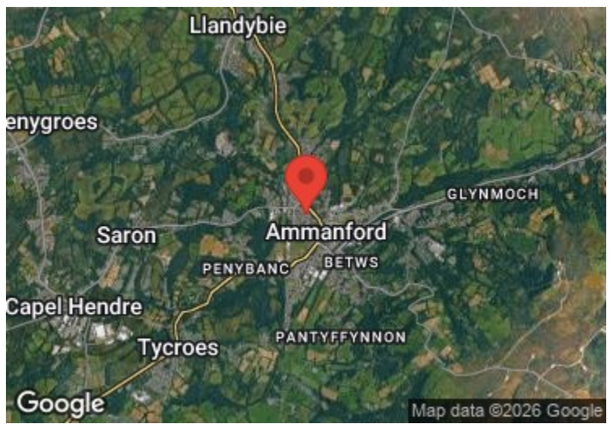


A three bedroom mid-terrace house walking distance to the town centre and Ammanford Park. The property benefits from mains gas central heating. There is a detached garage and separate garden to the rear. The garden benefits from a patio area and lawn, with practically-sized storage shed to the rear. The house has been well-maintained externally and internally.

On the first floor, there are three bedrooms and a landing with inbuilt storage. On the ground floor, there is a double reception room leading on to the kitchen and family bathroom. Externally a small courtyard leads to a separate garden and detached garage (with electricity supply), accessed via a private lane from Brynteg Terrace.

Ammanford is a market town and provides good shopping and leisure facilities, with out-of-town retailers located in Cross Hands. Easy access to the M4 motorway via Junction 49.





DIRECTIONS

From our office take a right at the roundabout and the entering the second roundabout go straight on - pass the park on the right hand side enter the roundabout and turn right and then make a left onto Talbot Road and the property will be located on the right-hand side. What 3 Words: Start. Executive. Teams

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

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