



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

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, water, gas and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band A for the upstairs flat.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/1024/OK

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

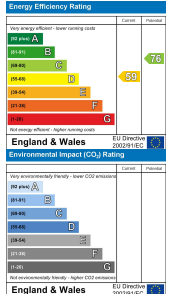
39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



20 Ammanford Road, Tycroes, Ammanford, Carmarthenshire, SA18 3QJ

- Traditional, End-of-Terrace Property
- Versatile Property
- Spacious Ground Floor
- Ample Parking at The Rear
- EPC RATING : D
- Total Plot Size Measures 0.2 Acres
- Potentially Four Bedrooms
- Requires Updating Throughout
- Chain Free!
- 20a shop & premisis rates value £1575.00



Offers Invited £125,000

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The Agent that goes the Extra Mile



Finally, after seeing the board for weeks 20, Ammanford Road is ready to open its doors to all interested purchasers! This stone-fronted, end-of-terrace, traditionally built property sits on a spacious plot of 0.2 acres, allowing ample parking for an array of vehicles. This property has versatility written all over as it was once a video shop and then a dog groomer while having a three-bedroom flat upstairs; now the potential is there to turn it back into a family home (subject to planning approval), which could benefit from having four/five good-sized bedrooms and two spacious reception rooms. This property requires upgrading throughout but is ready to be loved again. EPC RATING D.

Accommodation comprises the following: Main property: hallway, lounge/shop floor, inner hallway, kitchen, and shower room. Upstairs flat: landing, kitchen, dining room, shower room, bathroom, two double bedrooms, and lounge. Shop floor: rear storage room.

Tycroes offers a variety of facilities, including a Primary school, places of worship, general stores, a post office, a rugby club, and public houses. It is approximately a mile to Ammanford, which provides a good range of amenities, along with the rail link on the 'Heart of Wales' line. The country administrative town of Carmarthen is approximately 15 miles away, and the M4 motorway can be joined at Pont Abraham, providing access to the University city of Swansea and the main route to the rest of the county.

..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built. Mains gas, water, electric and sewerage connected. For this location according to Offcom this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability-Limited 02 and Three coverage, limited voice and data with Vodafone and EE but no data. From the information currently available to the Coal Authority, a mining report is recommended for this property. This property was at one time a shop downstairs and a flat upstairs, can be easily converted back to a house. Total plot size is 0.2 of an acre. The property does require extensive upgrading throughout.

WHAT3WORDS:///stint.novelist.treaty

SHOP PREMISES

SHOP AREA 1

REAR SHOP AREA

SHOP PREMISES 2

SHOP AREA 2

INNER HALLWAY

KITCHEN

SHOWER ROOM

UPSTAIRS FLAT

HALLWAY

LANDING

LOUNGE/DINER

BEDROOM 1

BEDROOM 2

SHOWER ROOM

BATHROOM

KITCHEN

BEDROOM 3



DIRECTIONS

At our offices turn left onto "Baptist Lane", turn left again onto "Carregamman Lane". At the roundabout take the third turning off onto "Ffordd William Walker". At the next roundabout take the first turning off and follow the road until you come into the village of "Tycroes". Drive past the shops that are situated on your right going over the zebra crossing, just after this the property is situated on the left, number 20. WHAT3WORDS: ///stint.novelist.treaty

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