



View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised Freehold
Tax: Band C

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.

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

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

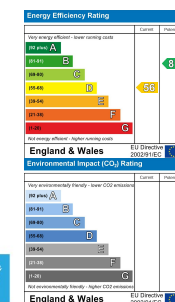
TELEPHONE: 01269 596659

1-3 Talbot Road, Ammanford, Dyfed, SA18 3BA

- End Of Terrace House
- Ground Floor Business Premises
- Walking Distance To Town Center
- Two Garages
- Well Presented
- Three Bedrooms
- Two Reception Rooms
- Rear Parking
- Solar Panel owned by the property
- EPC:D

Offers Over £155,000

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The Agent that goes the Extra Mile



Online Auction Wednesday 8 September 2021. Please Log in to register www.auctionhousesouthwales.co.uk *** VIRTUAL VIEWING AVAILABLE ***
Viewing schedule: The property will be available to view on TUESDAY, 3 august and TUESDAY, Tuesday 17 august 2021 & Tuesday 31 August 2021 Please contact the agent to arrange access.Virtual Video: <https://vimeo.com/512680458>, Virtual Video:<https://vimeo.com/512679114> A great INVESTMENT opportunity has made its way onto the market. A traditional end-terraced property located in a POPULAR VILLAGE, A substantial FAMILY HOME with former vacant COMMERCIAL business premises downstairs OFF ROAD PARKING leading to a DETACHED GARAGE and rear garden.

The accommodation comprises of entrance hall, two reception rooms, kitchen, First Floor: Lounge, three bedrooms, study and family bathroom. The commercial ground floor comprises of a shop, side hall, office/storage, kitchen, and separate WC.

Please ensure you read the legal pack which is available to download online www.auctionhousesouthwales.co.uk
Administration Charge 1% + VAT of hammer price No Buyer's Premium payable on exchange of contracts.

Ammanford is one of the first Carmarthenshire towns you encounter when driving in from the east, situated within striking distance of the Brecon Beacons National Park and its atmospheric Black Mountain. Look out for 'Y Twrch Trwyth', the wild boar that none other than King Arthur and his knights are said to have hunted on the slopes of the Amman Valley; the beast can be seen on historical trail boards and sculptures around Ammanford. More contemporary legends from the area include rugby hero Shane Williams, the flying winger who has played for The Ospreys, Wales and the British Lions, and Alex Jones, co-presenter of The One Show.

Ground Floor Shop

Entrance hall

Shop

26'0" x 11'10" (7.95 x 3.61)

Office/Storage Area

11'5" x 9'5" (3.49 x 2.89)

Kitchen

10'2" x 4'6" (3.10 x 1.39)

WC

House

Entrance Hallway

9'7" x 3'2" (2.94 x 0.99)

Sitting Room

11'6" x 9'5" (3.52 x 2.88)

Dinning Room

14'8" x 11'8" (4.48 x 3.56)

Kitchen

12'1" x 9'11" (3.70 x 3.04)

Rear Hall

12'0" x 4'2" (3.68 x 1.28)

First Floor

Bathroom

12'7" x 9'10" (3.85 x 3.00)

First Floor Lounge

13'3" x 12'3" (4.06 x 3.75)

Bedroom One

13'1" x 12'0" (3.99 x 3.67)

Landing

15'7" x 2'7" (4.75 x 0.80)

Study

11'8" x 8'6" (3.56 x 2.61)

Bedroom Two

15'3" x 11'8" (4.65 x 3.56)

Bedroom Three

12'2" x 10'0" (3.73 x 3.06)

GENERAL INFORMATION



DIRECTIONS

Leave Ammanford on College Street turning left into Brynteg Terrace and the property can be found on the right-hand side on the corner of Talbot Road.

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