

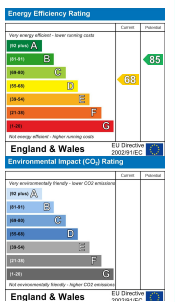


Arosfan, 1c New Road, Ammanford, Carmarthenshire, SA18 3ES

- Town Centre location
- Two Reception Rooms
- Elevated Rear Garden
- Double glazing
- Chain-free
- Three bedrooms
- Downstairs WC
- Modern kitchen
- Street parking
- EPC RATING D

Offers In The Region Of £134,950

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





Situated walking distance to Ammanford town centre, we have for sale this vacant, semi-detached traditional property. Offering two reception rooms, downstairs cloakroom and upstairs bathroom. EPC RATING D

Accommodation comprises : Hallway, lounge, sitting room, kitchen, utility room, cloakroom, landing, bathroom and three bedrooms. Externally, pedestrian gated access from the side leading to a rear garden. Small outbuilding (requires attention), steps leading to an elevated lawned garden.

Discover Ammanford, Carmarthenshire
A charming semi-rural town offering the best of both worlds — peaceful countryside living with great local amenities. Ammanford features shops, parks, good schools, and excellent access to the M4 and A48, making it perfect for families, commuters, and anyone seeking a relaxed yet well-connected lifestyle.

..AGENTS VIEWING NOTES

HALLWAY

SITTING ROOM

LOUNGE

KITCHEN

UTILITY ROOM

CLOAKROOM

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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 gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property. TAX: Band 'C' FACEBOOK & TWITTER Be sure to follow us on Twitter: @ WWProps Take-on JHL/SC/0525/OK

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