







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, sewerage, gas and water connected. We have not checked or tested any of the services or appliances at the property. TAX: Band 'C'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0625/draft

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

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01269 596659 www.westwalesproperties.co.uk





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

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The Agent that goes the Extra Mile

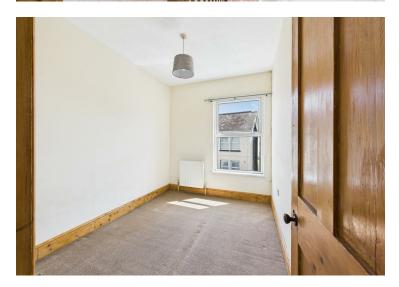


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Situated walking distance to Ammanford town centre, we have for sale this vacant, semi-detached traditional property. Offering two reception rooms, downstairs cloakroom and upstairs bathroom. EPC RATING D

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 BEDROOM 1

HALLWAY BEDROOM 2

SITTING ROOM BEDROOM 3

LOUNGE

KITCHEN

UTILITY ROOM

CLOAKROOM

LANDING

BATHROOM



DIRECTIONS

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