

Approximate total area⁽¹⁾
928.39 ft²
86.25 m²

Reduced headroom
10.76 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

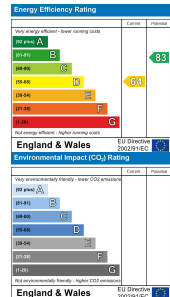
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



7 Iscennen Road, Ammanford, Carmarthenshire, SA18 3BD

- Semi-detached, Ex-local, Traditionally Built Property
- Spacious Dining and Lounge Area
- Chain-free
- Sought After Area Near Ammanford Park & Local Schools
- Off-road Parking To The Front
- Three bedrooms
- Upstairs Family Bathroom
- Ideal First Time Buy/Investment Property
- Good-size Rear Garden
- EPC RATING D/ COUNCIL TAX BAND C.



New Price £159,950

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





Situated just a short walk from Ammanford Park we have for sale this semi-detached, traditionally built property CHAIN-FREE and ready to view! Being so close to all local amenities, shops and schools the LOCATION is a prime residential spot. Offering off-road parking and spacious rooms this ex-local property makes an ideal family home or a first time buyers dream ready to put their own stamp on it. Call us today on 01269 596659 to get your booking confirmed today. EPC RATING C.

Accommodation comprises : Hallway, dining area, lounge area, kitchen/breakfast room, storage room, landing, family bathroom and three bedrooms. Externally, off-road parking to the front. To the rear, an enclosed GOOD - SIZED garden which is made up of lawn and patio area as well as an outbuilding.

Ammanford is one of the first Carmarthenshire towns you encounter when driving in from the east, 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.

..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 Mpbs), Mobile availability- Vodafone and O2 full coverage, limited EE and Three mobile coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property. From the information taken from Natural Resources Wales there is a flood risk report for the area within 10 metres of: 7, ISCENNEN ROAD, AMMANFORD, SA18 3BD which states there is a high

risk flooding from surface water and small watercourses. The street is in a parking permit zone, maximum 3 permits per household £40 per permit. LPG, disabled blue badges and electric vehicles free, to apply contact : tsresidentsparking@carmarthenshire.gov.uk There is a fibreglass roof on the shed. Cavity wall insulation has been installed in the cavity, awaiting paperwork. WHAT3WORDS: ///strong.discussed.unions

KITCHEN/BREAKFAST ROOM

STORAGE CUPBOARD

LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

HALLWAY

DINING ROOM

LOUNGE



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 second turning off onto "Tir-y-Dail Lane". Follow the road along going past Ammanford Park, at the roundabout take the third turning off onto "Iscennen Road". Follow the road along , the property is situated on your left, number 7. WHAT3WORDS: ///strong.discussed.unions

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