



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 water, gas, electric and sewerage. 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 AJS/SC/0824/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**

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## 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**



Energy Efficiency Rating		
Very energy efficient - over rating code	Very efficient - A	83
Efficient - B	80	
Good - C	76	
Standard - D	72	
Below average - E	68	
Poor - F	64	
Very poor - G	60	

EU Directive Environmental Impact (CO <sub>2</sub> ) Rating		
Very low impact - over 100% efficiency	Very low impact - A	83
Low impact - B	80	
Medium impact - C	76	
High impact - D	72	
Very high impact - E	68	
Poor impact - F	64	
Very poor impact - G	60	



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 INFORMATION\*\*\*Traditionally 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 02 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

#### HALLWAY

#### DINING ROOM

#### LOUNGE

#### KITCHEN/BREAKFAST ROOM

#### STORAGE CUPBOARD

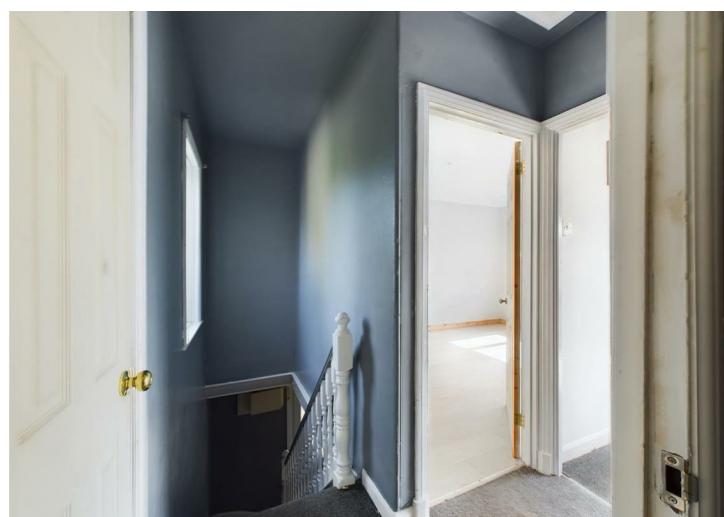
#### LANDING

#### FAMILY BATHROOM

#### BEDROOM 1

#### BEDROOM 2

#### 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 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.