



4 Mill Terrace, , Ammanford, SA18 3NR

Offers in the region of £150,000

- Mid Terrace house
- Large reception room
- Gas central heating
- Enclosed rear garden
- 4 Bedrooms
- uPVC double glazing
- Off road parking

Ground Floor

with uPVC double glazed entrance door leading to

Entrance Hall

with stairs to first floor, radiator, textured and coved ceiling

Lounge

21'10" x 10'10" (6.66 x 3.31)



with radiator, coved ceiling and uPVC double glazed window to front

Kitchen Diner

13'5" x 15'5" (red to 5'2") (4.09m x 4.70m (red to 1.57m))



with base and wall units, stainless steel one bowl sink unit with mixer taps, 4 ring induction hob with extractor fan over, integrated oven, part tiled walls, plumbing for automatic washing machine, coved

ceiling, under the stairs cupboard, radiator and two uPVC double glazed velux windows to side

Utility

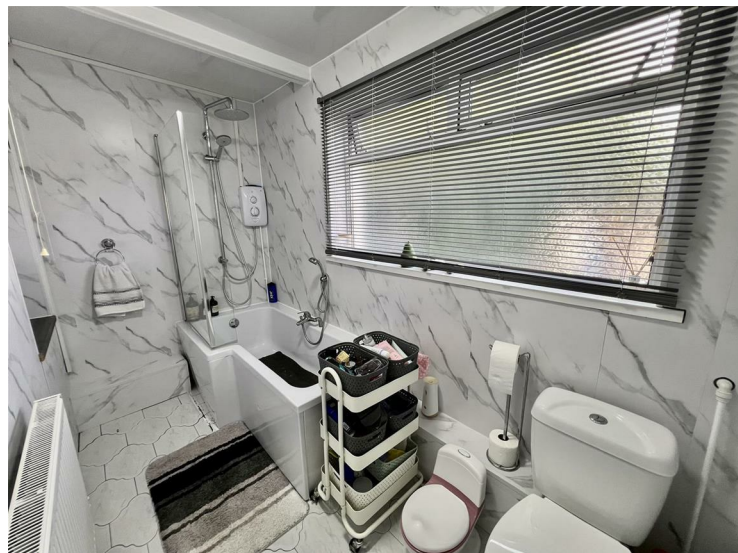
5'0" x 5'4" (1.54 x 1.63)



with wall unit, plumbing for automatic washing machine, part tiled walls, coved ceiling and uPVC double glazed door to rear

Bathroom

4'11" x 10'1" (1.51 x 3.08)



with low level flush WC, vanity wash hand basin, L shaped panelled bath with electric shower, extractor fan, radiator and uPVC double glazed window to rear

First Floor

Landing

with hatch to roof space and storage cupboard

Bedroom 1

12'1" x 9'2" (3.69 x 2.80)



with radiator, coved ceiling and uPVC double glazed window to rear

Bedroom 2

10'11" x 9'6" (3.33 x 2.91)



with coved ceiling, built in wardrobe and uPVC double glazed wind to rear

Bedroom 3

10'8" x 8'5" (3.26 x 2.59)



with radiator, coved ceiling and uPVC double glazed window to front

Bedroom 4

10'8" (red to 7'7") x 6'10" (3.27 (red to 2.32) x 2.09)



with radiator, coved ceiling and uPVC double glazed window to front

Outside



fork in the road bear left into New Road. Follow the road down to the railway station, over the railway crossing and around the bend into Mill Terrace and the property can be found on the right hand side, identified by our For Sale board.

with off road parking to front, artificial grass, paved area and lawned area to rear

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas

Broad Band Speed: Download 1800Mbps,
Upload 220 Mbps

Mobile coverage:Vodafone 80%, Three
77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements: rights of way to rear for pedestrian access for neighbour (no 6)

Restrictions:

Council Tax

Band B

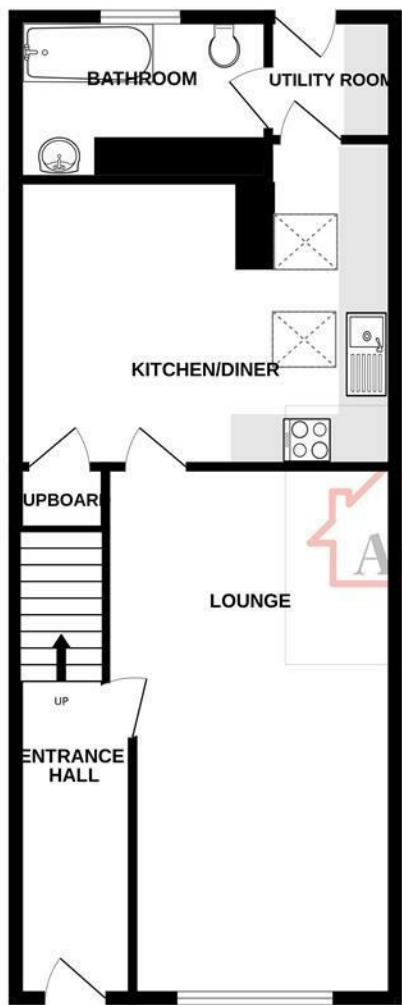
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind Street, proceed through the traffic lights and at the

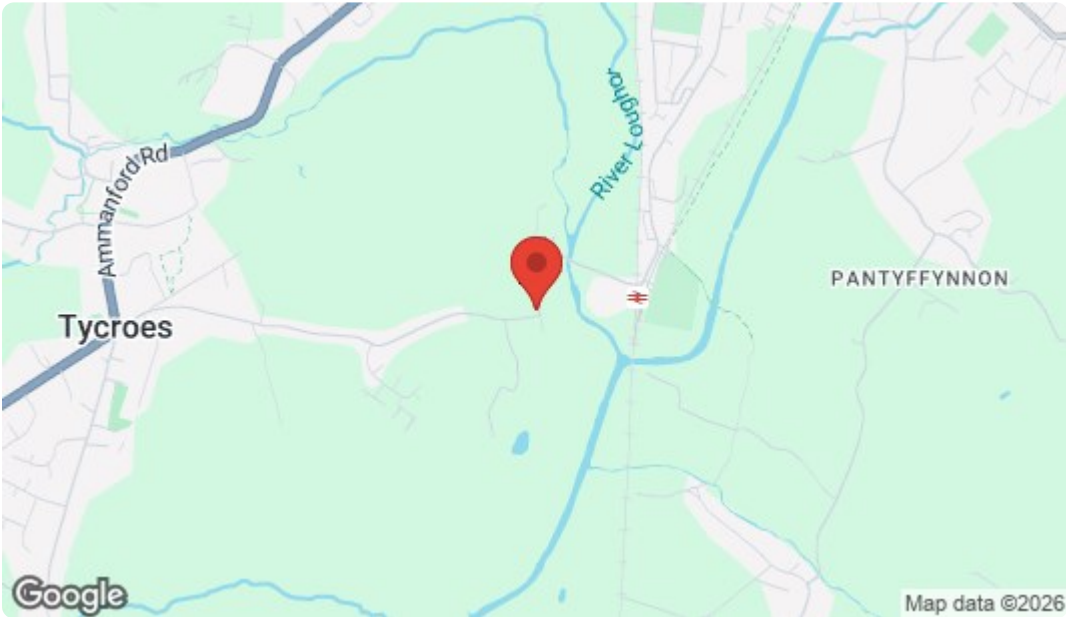
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.