



76 Margaret Street, Ammanford, Ammanford, SA18 2NN

Offers in the region of £99,950

A semi detached house in need of renovation (there is dry rot at the property) set within walking distance of Ammanford town centre with its range of shopping, schooling and transport facilities. Accommodation comprises porch, entrance hall, lounge, sitting room, dining room, kitchen, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, rear garden and parking.

First Floor

Porch

Entrance hall

with stairs to first floor

Lounge

10'2" x 12'4" (3.10 x 3.78)



with feature fireplace, coved ceiling and uPVC double glazed window to front

Sitting Room

12'1" x 10'4" (3.69 x 3.15)



with feature fireplace, coved ceiling and uPVC double glazed window to rear

Dining Room

11'5" x 9'7" (3.50 x 2.93)



with feature fireplace, under the stairs cupboard and uPVC double glazed window to side

Kitchen

8'2" x 9'6" (2.49 x 2.90)



with base units, hatch to roof space, stainless steel sink unit with mixer taps, part tiled walls, coved ceiling and uPVC double glazed window to rear and door to side

First Floor

Landing

with hatch to roof space and coved ceiling

Bedroom 1

11'3" x 16'2" (3.43 x 4.95)



with feature fireplace and two uPVC double glazed windows to front

Bedroom 2

11'8" x 9'10" (3.57 x 3.00)



with feature fireplace and uPVC double glazed window to rear

Bathroom

12'7" x 9'6" (3.85 x 2.90)



Leave Ammanford on College Street and turn right into Margaret Street, the property can be found on the left identified by our For Sale board.

with low level flush WC, pedestal wash hand basin, built in cupboard, panelled bath with mixer taps, part tiled walls, coved ceiling and uPVC double glazed window to rear

Outside

with gravelled area to front, side access to rear garden, lawned area and parking to rear

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas

Broad Band Speed:Download 1800Mbps,
Upload 200 Mbps

Mobile coverage: Vodafone 83%, EE 76%,
three 74%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

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

Rights and Easements: Unregistered on
Land Registry

Restrictions:Unregistered on Land Registry

Council tax

Band C

NOTE

All internal photographs are taken with a
wide angle lens.

Directions



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.
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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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.