



**50F Castle Reach High Street, Ammanford, Ammanford, SA18 2NB**

**Offers in the region of £125,000**

We are pleased to offer for sale this apartment located less than quarter of a mile of Ammanford town centre within easy access of schools, shops and transport facilities. Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing and off road parking for one car.

## Ground Floor

Key fob communal activated door

## Communal Hall

with stairs or lift to top floor

## Entrance Hall

with radiator, coved ceilings, coat hooks, two built in cupboards and hatch to roof space

## Lounge

14'3" x 24'0" (4.36 x 7.32 )



with radiator, coved ceiling, down lights and two uPVC double glazed windows to front

## Kitchen

6'3" x 9'6" (1.93 x 2.92)



with fitted base and wall units, stainless steel one and a half bowl sink units with mixer taps, four ring electric hob with

extractor over and oven below, plumbing for automatic washing machine, part tiled walls, tiled floor, down lights and coved ceiling

## Bathroom

6'6" x 7'2" (1.99 x 2.20 )

with low level flush WC, vanity wash hand basin, corner shower cubicle, part tiled walls, tiled floor, coved ceiling, extractor fan and heated towel rail

## Bedroom 1

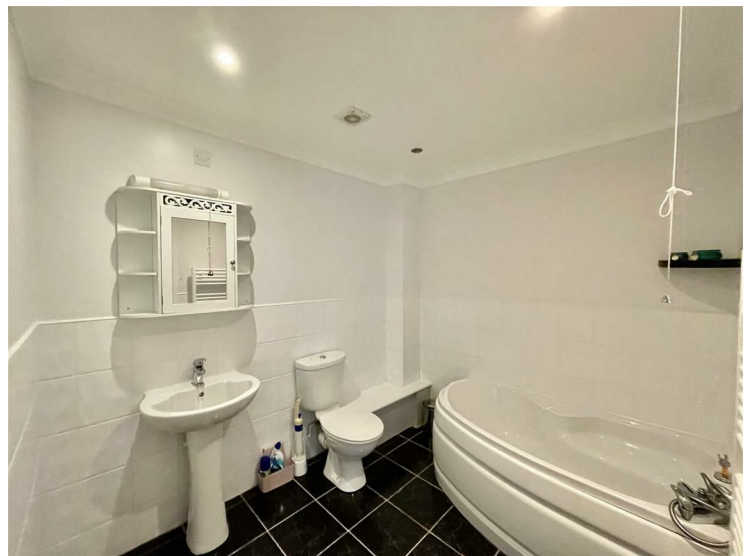
17'2" x 15'3" (5.24 x 4.67)



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

## Ensuite

8'4" x 7'2" (2.56 x 2.20)



with low level flush WC, pedestal wash and basin, corner panelled bath with shower attachment taps, part tiled walls, tiled floor, heated towel rail, extractor fan and coved ceiling



## **Bedroom 2**

17'1" x 12'8" (5.23 x 3.88)



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

## **Services**

Mains gas, electricity, water and drainage.

## **Council Tax**

Band C

## **Tenure**

Leasehold with 978 years remaining up to 3003.

Each flat has a fee to pay to Castle Reach Management Company at a charge of £800 p.a. Which covers Building Insurance & any ongoing maintenance issues.

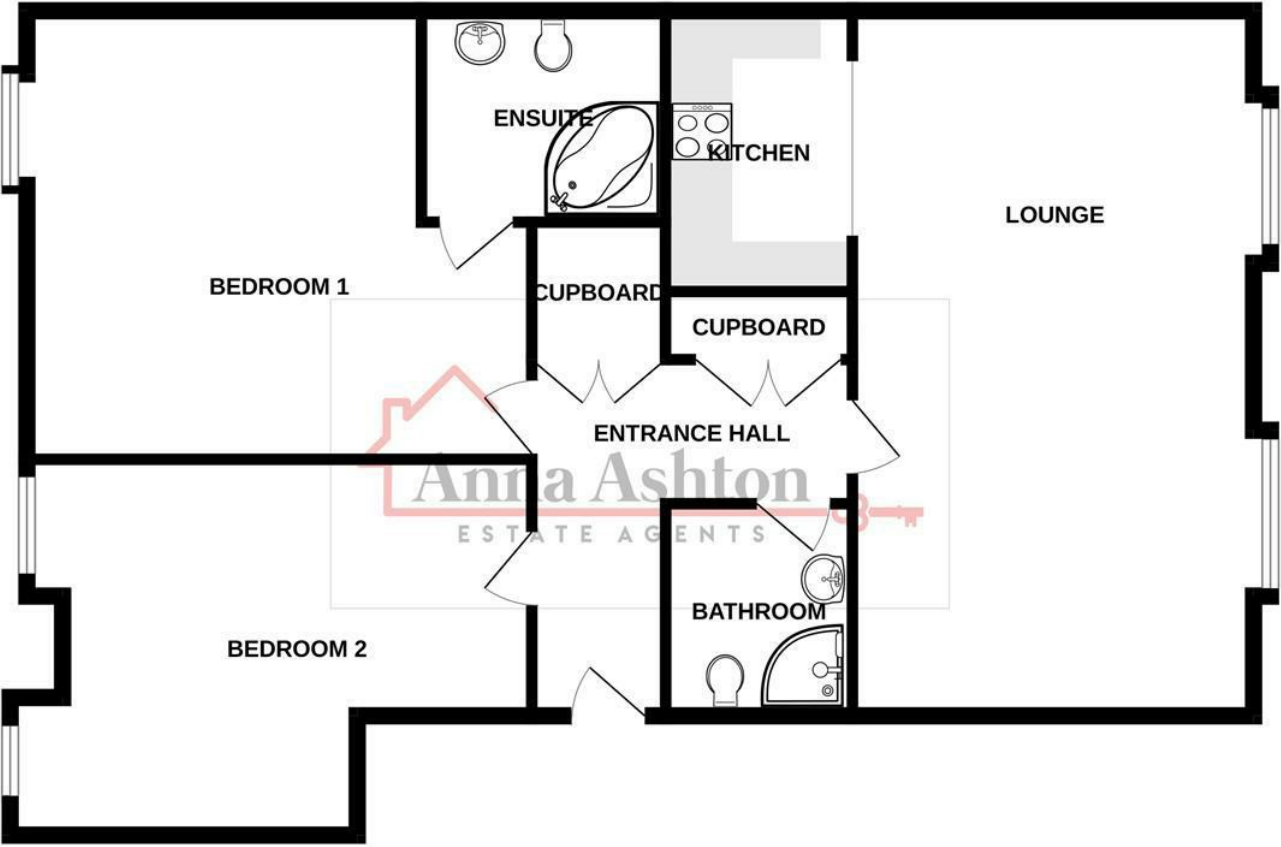
## **NOTE**

All internal photographs are taken with a wide angle lens.

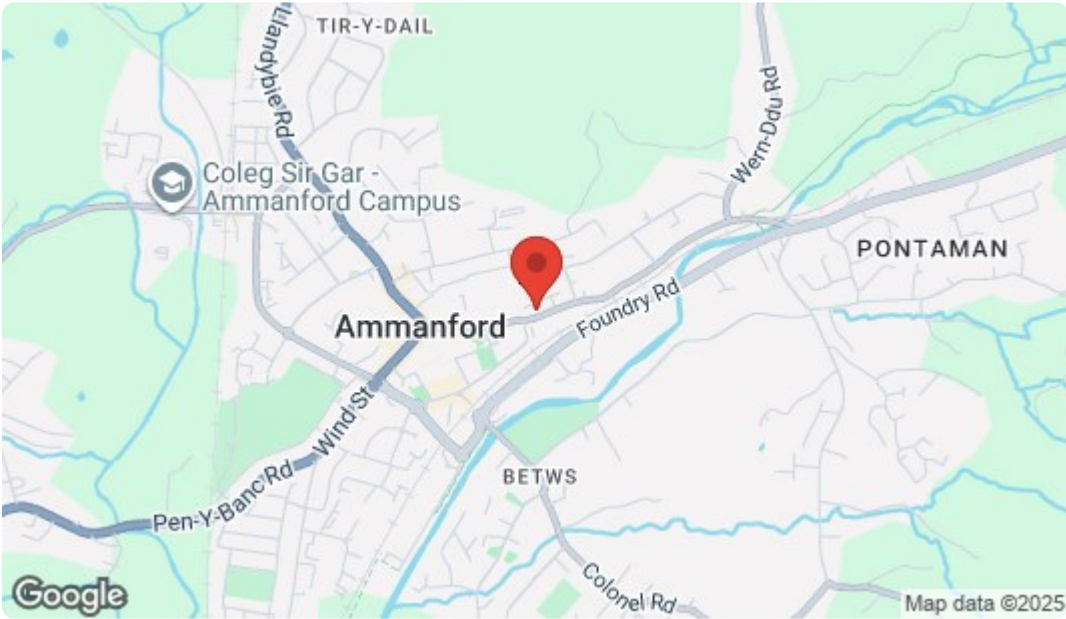
## **Directions**

Leave Ammanford on High Street and the property can be found on the left hand side, opposite the Fire Station.

GROUND 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 ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.