

**26 Newtown, Ammanford, Ammanford, SA18 3TE**

**Offers in the region of £160,000**

**NO ONWARD CHAIN!**

A semi detached house set on a quiet side road within approximately one mile of Ammanford town centre with its range of shopping and transport facilities and only 3 miles from the M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, kitchen, utility room, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, car port and well maintained enclosed garden.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, radiator, dado rail and textured and coved ceiling.

### Sitting Room

12'2" x 9'8" (3.73 x 2.95)



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

### Lounge

11'10" x 12'2" (3.61 x 3.73)



with feature tiled fireplace, under stairs cupboard, 2 alcoves with shelving, radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Kitchen

8'9" x 10'10" (2.68 x 3.31)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, electric cooker point, part tiled walls, tiled floor, radiator, part textured and part tongue and groove ceiling, hatch to roof space and uPVC double glazed window to side and rear and door to side.

### Utility

5'7" x 6'9" (1.71 x 2.08 )

with base unit, plumbing for automatic washing machine, wall mounted boiler providing domestic hot water and central heating, part tiled walls, tiled floor, tongue and groove ceiling and uPVC double glazed window to side.

## First Floor

### Landing

with hatch to roof space, built in cupboard, textured and coved ceiling and uPVC double glazed window to rear.



## Bedroom 1

9'5" x 10'6" (2.88 x 3.21)



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

## Bedroom 2

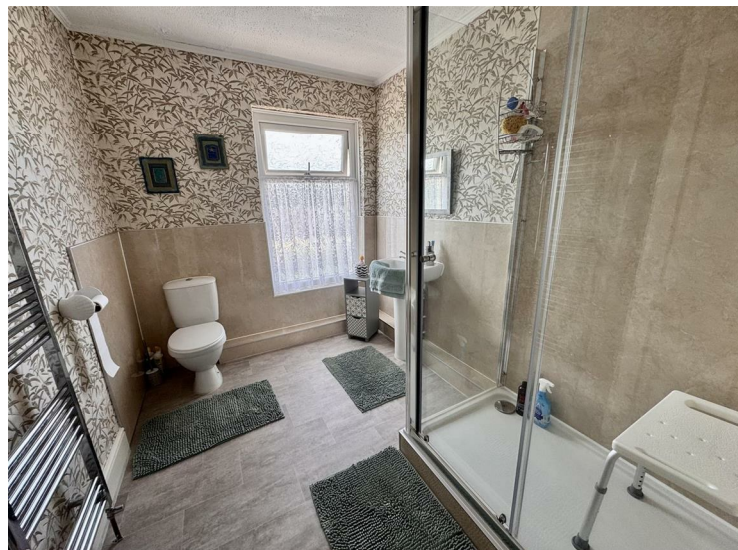
12'7" x 9'5" (3.84 x 2.88)



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

## Bathroom

9'4" x 7'1" (2.87 x 2.18)



with low level flush WC, pedestal wash hand basin, shower cubicle with dual head mains shower, part Respatex walls, heated towel rail, textured and coved ceiling and uPVC double glazed window to front.

## Outside



with gravelled garden to front, side drive leading to car port, gated access to rear garden with concrete area, lawned garden, paved walkways, gravelled areas and mature shrubs and trees.

Brick built shed - 4.24 x 1.81

Brick built shed - 1.08 x 1.67 with water connected.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

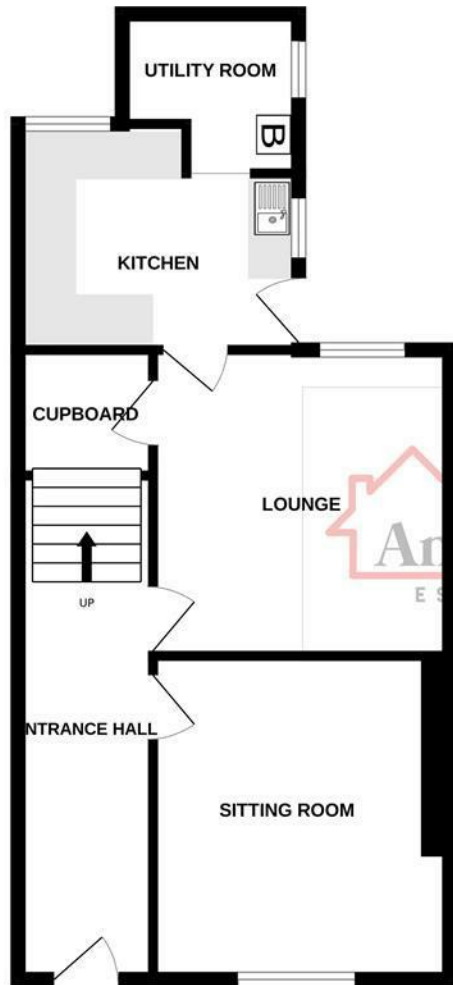
## NOTE

All internal photographs are taken with a wide angle lens.

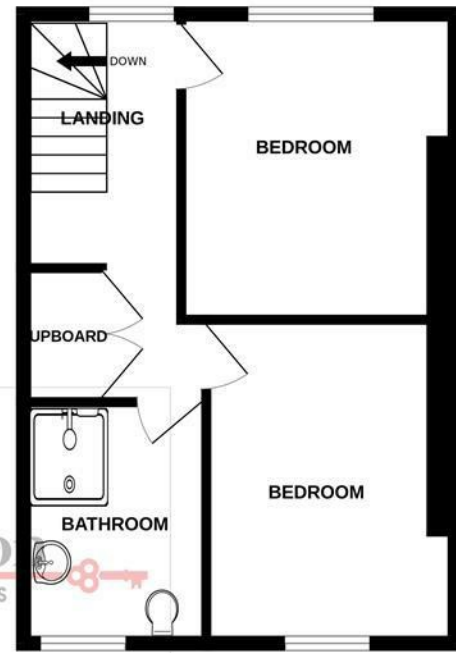
## Directions

Leave Ammanford on Wind Street and head towards Penybanc. At the top of the hill turn right into Parklands Road, second right into Newtown and immediately right again and the property can be found on the left hand side, identified by our For Sale board.

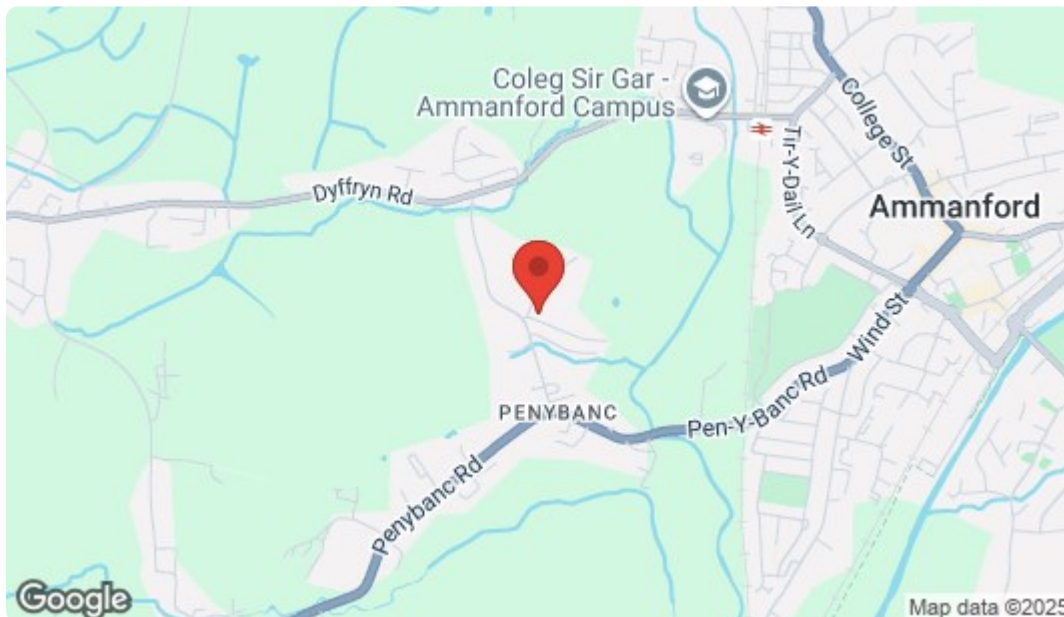
GROUND FLOOR



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.  
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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		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

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