



98 Margaret Street, Ammanford, Ammanford, SA18 2NN

Offers in the region of £195,000

A semi detached house set within walking distance of Ammanford town centre with its range of shopping, schooling and transport facilities. Accommodation comprises vestibule, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to vestibule

Vestibule

3'4" x 3'2" (1.03 x 0.99)

with half glazed entrance door to

Entrance Hall

with stairs to first floor, radiator and coved ceiling.

Lounge/Diner

21'7" x 11'8" inc to 12'5" (6.58 x 3.56 inc to 3.79)



with gas fire in feature surround, 2 radiators, coved ceiling and uPVC double glazed window to front and rear.

Kitchen

12'0" x 9'1" (3.67 x 2.78)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring induction hob with extractor over, built in eye level oven, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, tiled floor,

vertical radiator, under stairs cupboard, coved ceiling and uPVC double glazed window to rear and door to side.

First Floor

Landing

with hatch to roof space with pull down ladder.

Bedroom 1

12'0" x 9'8" (3.66 x 2.95)



with radiator and uPVC double glazed window to front.

Bedroom 2

12'0" x 8'9" (3.67 x 2.68)



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

Bedroom 3

9'0" x 5'6" (2.75 x 1.69)



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

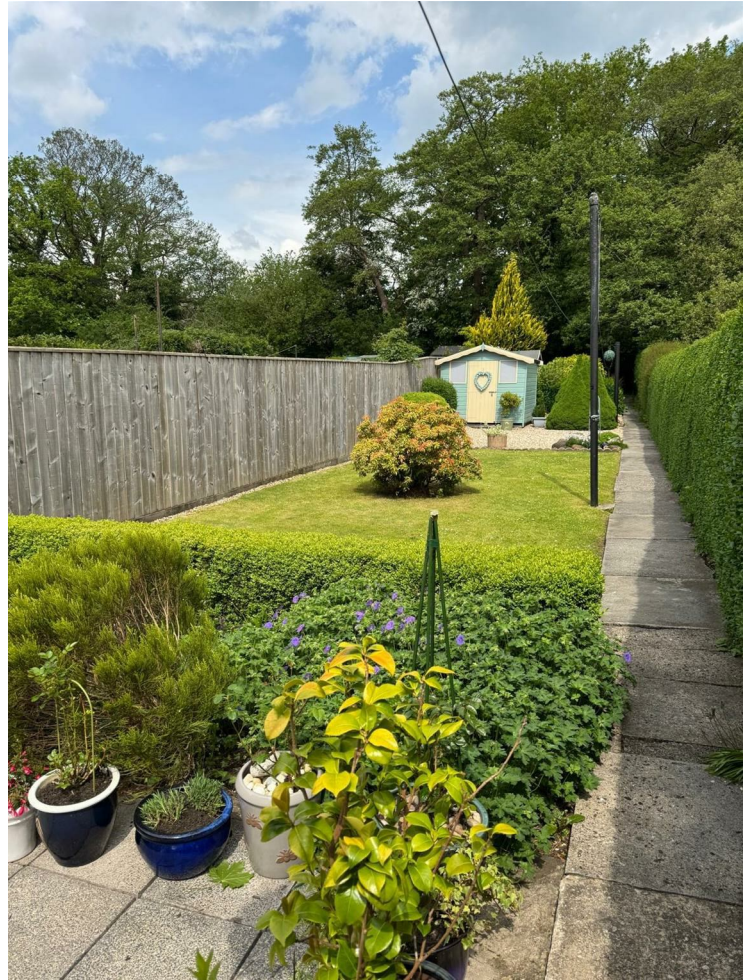
Bathroom

9'8" x 9'5" (2.96 x 2.88)



with low level flush WC, pedestal wash hand basin, cupboard with wall mounted combi boiler providing domestic hot water and central heating, panelled bath, shower enclosure with mains dual head shower, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to rear.

Outside



with enclosed shingled garden to front, side pedestrian access to rear garden with lawned garden, paved patio, 3 timber sheds, outside tap and light. Utility with power and light and Respatex Roof.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800 mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: High risk from surface water and small water courses, very low risk from

rivers

Rights and Easements: None

Restrictions: None

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

Band D

Directions

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.



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			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.