



110 Margaret Street, Ammanford

£149,950



Calow Evans  
Estate Agents

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## 110 Margaret Street, Ammanford

Situated conveniently and within reasonable walking distance of Ammanford town centre is this traditional semi detached property. Currently a three bedroom property which has potential for four, the property also enjoys two reception rooms, a first floor bathroom and benefits from gas fired central heating and part double glazing. Externally, there is off road parking to the front and a fairly private enclosed rear garden.

Ammanford town offers excellent amenities to include primary schools, a secondary school, a leisure centre, supermarkets & restaurants. Access to the M4 motorway is via junction 49 at Pont Abraham.







## Entrance Vestibule

Tiled floor

## Entrance Hall

Tiled floor, double panel radiator.

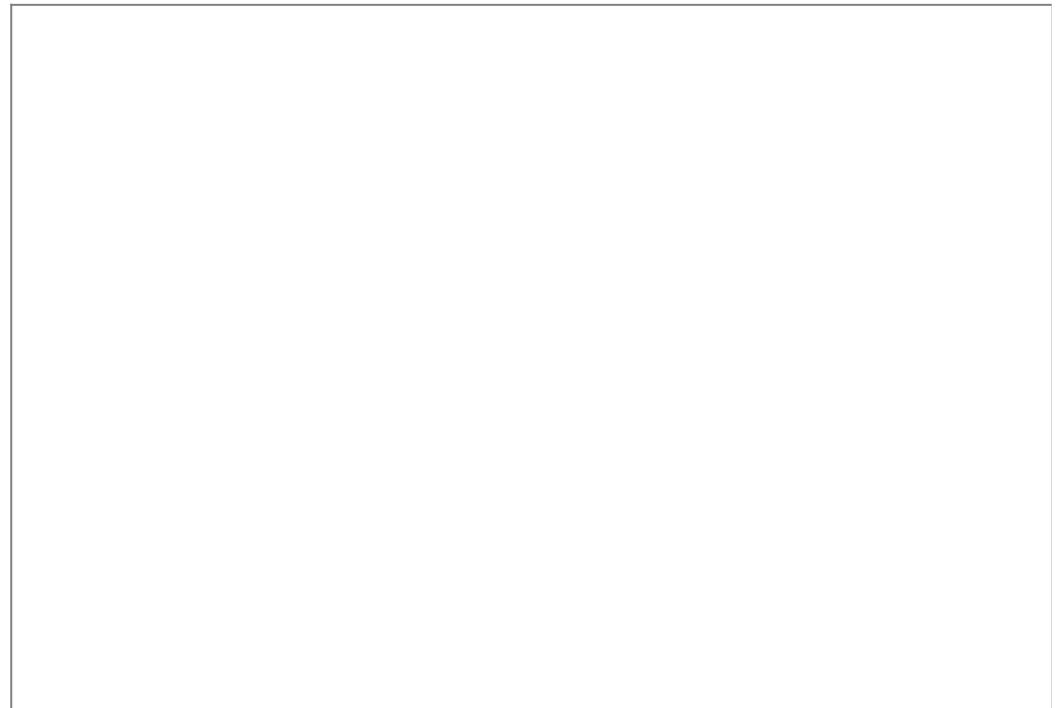
## Lounge

6.73m x 3.48m (22'1" x 11'5"/10'5")

Double glazed window to front, two double panel radiators, double glazed window into lean-to.







## Dining Room

3.73m x 3.07m (12'3" x 10'1")

Double glazed window to side, double panel radiator, under-stairs storage cupboard.

## Kitchen

4.93m x 2.67m (16'2" x 8'9"/8'6")

Double glazed window & door to rear, double panel radiator, fitted with wall & base units, plumbing for washing machine, sink & draining board, wall mounted Worcester gas boiler providing domestic hot water & central heating, part tiled walls.

## Lean-To

Single glazed door & window to side.

## First Floor Laning

Double panel radiator

## Bedroom One

5.13m x 3.71m (16'10"/16'1" x 12'2")

Two double glazed windows to front, single panel radiator.

## Bedroom Two

3.2m x 2.97m (10'6" x 9'9")

Single glazed window to rear, double panel radiator, feature fireplace.

## Bedroom Three

4.11m x 2.16m (13'6"/12'9" x 7'1")

Single glazed window to side, double panel radiator.

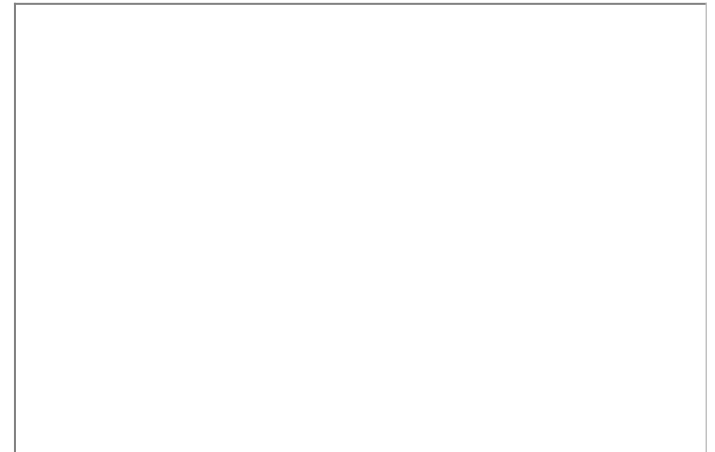
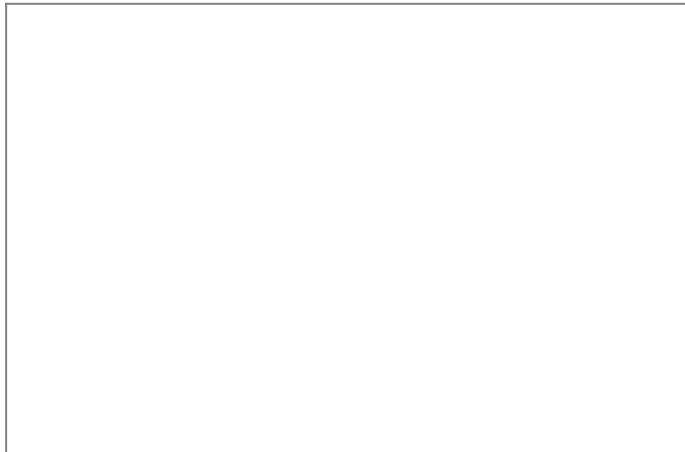
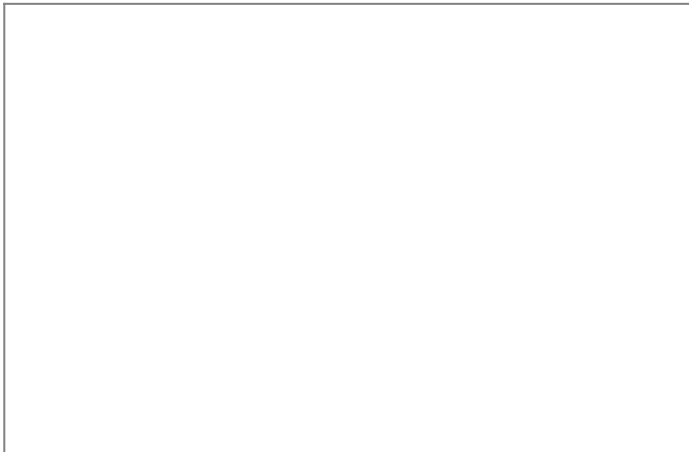
## Bathroom

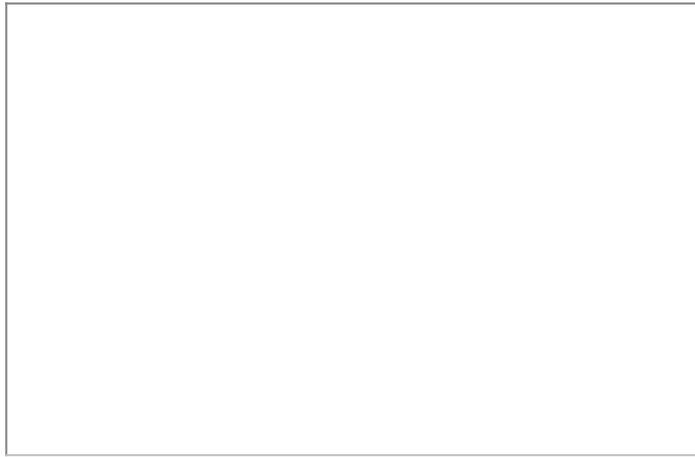
3.02m x 2.59m (9'11" x 8'6"/6'8")

Double glazed window to rear, suite comprising bath, WC, pedestal wash hand basin. (Please note there is no radiator in this room however the Seller has confirmed that the connections are available).

## Externally

Off road parking to the front, side pedestrian access to an enclosed & fairly private garden mainly laid to lawn.





### **Services**

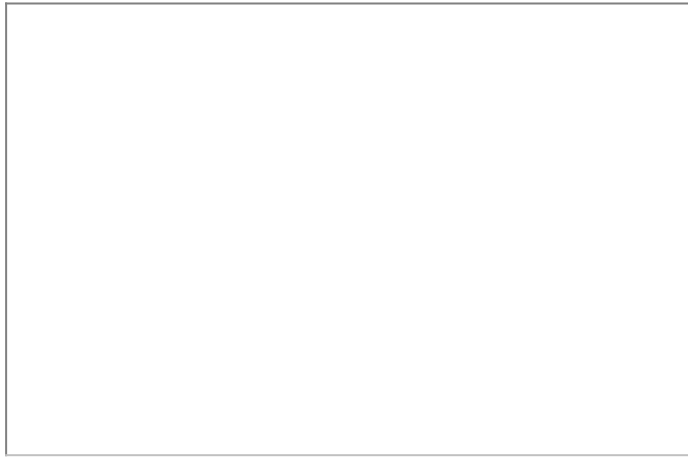
We are advised that mains services are connected.

### **Tenure**

Freehold

### **Council Tax**

Band C

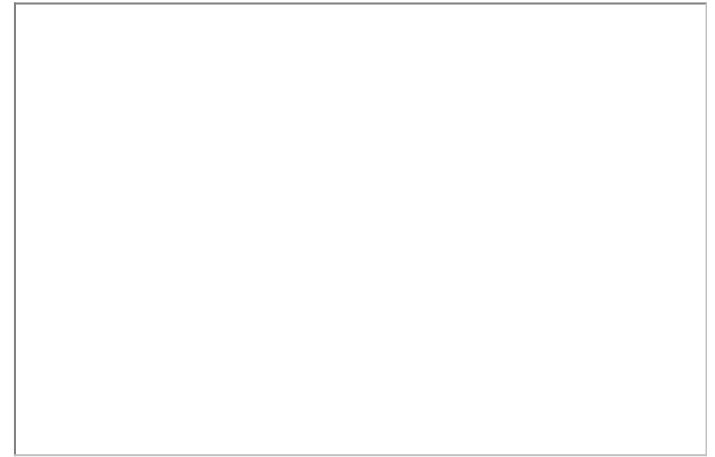


### **Directions**

From our office turn right onto Margaret Street, continue along this road, passing Ysgol Dyffryn Aman (Amman Valley School) where the property will be located on the left.

### **Disclaimer**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



**Address**

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Ammanford, SA18 3AF

**Office Contact**

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