Anna Ashton
ESTATE AGENTS









16 Church Street, , Ammanford, SA18 2NR

Offers in the region of £299,999

- Detached House
- 2 Reception rooms
- Gas central heating
- Enclosed rear garden
- 4 bedrooms
- Detached Annexe
- Off road parking

Ground floor

Entrance hall
with stairs to first floor, radiator and under the stairs cupboard.

Lounge
11'10" x 10'5" (3.61 x 3.20)



with multi fuel log burner, radiator, coved ceiling and uPVC double glazed window to front

Kitchen Diner
13'7" x 21'1" (4.16 x 6.44)



with base and wall units, one bowl sink unit with monobloc tap, 4 ring electric hob with extractor over, integrated oven, integrated dish washer, part tiled walls, radiator and two uPVC double glazed windows to side.

Sitting Room
10'1" x 14'9" (3.09 x 4.51)



with radiator and uPVC double glazed patio doors.

Downstairs Shower room
5'7" x 7'0" (1.72 x 2.15)



with low level flush WC, pedestal wash hand basin, corner shower enclosure, coved ceiling, heated towel rail, plumbing for automatic washing machine and uPVC double glazed window to rear.

First Floor

Landing
with hatch to roof space, radiator, textured ceiling and uPVC double glazed window to front and door leading to balcony.

Bedroom 1
13'0" x 10'5" (3.97 x 3.20)



with radiator and uPVC double glazed window to front.

Bedroom 2
5'3" x 8'1" (1.62 x 2.47)



with coved ceiling and uPVC double glazed window to side.

Bedroom 3
8'6" x 11'3" (2.61 x 3.43)



with radiator and uPVC double glazed window to rear.

Bedroom 4
9'1" x 10'4" (2.79 x 3.15)



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

Bathroom
5'8" x 7'11" (1.73 x 2.43)



with low level flush WC, vanity wash hand basin, panelled bath with central shower attachment tap, electric shower, tiled walls, heated towel rail and uPVC double glazed window to side.

Annexe



Kitchenette



with base and wall units, stainless steel sink unit with mixer taps and two uPVC double glazed windows to side.

Bedroom
8'0" x 12'8" (2.45 x 3.88)



with uPVC double glazed window to rear.

Ensuite
5'8" x 7'11" (1.73 x 2.43)



with low level flush WC, pedestal wash hand basin, electric shower and extractor fan.

Outside



with paved area to front.
with gravelled area to side, decking area, steps leading down to further gravelled area, artificial grass area and shed.

Access to side for off road parking.

Material Information
UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed:Download speed- 1800Mbps, Upload- 220Mbps.
Mobile coverage:Three 83%, Vodafone 80%, EE 76%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

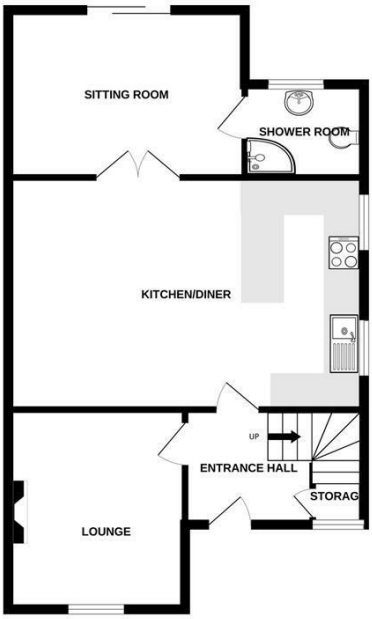
Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk.
Rights and Easements:
Restrictions:

NOTE
All internal photographs are taken with a wide angle lens.

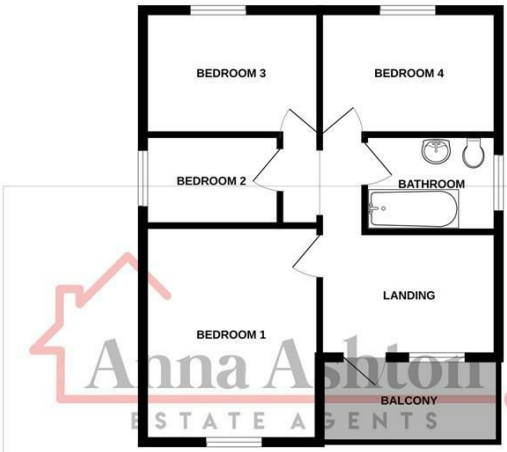
Council Tax
Band D

Directions
Leave Ammanford on College Street then turn first right into Margaret Street. Turn next left into Church Street and the property can be found on the left hand side, identified by our For Sale board.

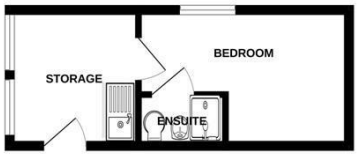
GROUND FLOOR



1ST FLOOR



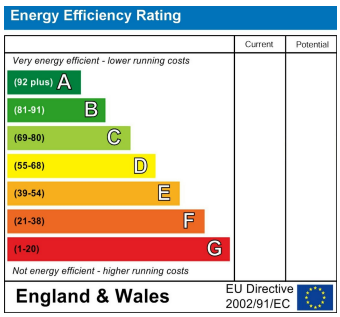
ANNEXE



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