



40 College Street, Ammanford, SA18 3AF

Offers in the region of £115,000

Located opposite the Co-Op in Ammanford and within reasonable walking distance of the town centre is a mid terrace shop with self contained maisonette over - offering a good sized sales area with kitchen and toilet facilities.

The maisonette offers a ground floor kitchen and bathroom and lounge and 2 bedrooms on the first floor, gas central heating and uPVC double glazing.

There is a garden and storage to the rear and potential rear vehicular parking area.

Ground floor

Glazed entrance door into

Main retail area

23'6" x 14'8" (7.17 x 4.48)



with glazed window to front.

Kitchen area

16'1" x 5'10" (4.92 x 1.8)

with sink unit and half glazed door to rear.

Separate WC

with low level flush WC and wash hand basin.

Maisnette

uPVC double glazed door to

Kitchen

10'3" x 10'4" (3.14 x 3.16)

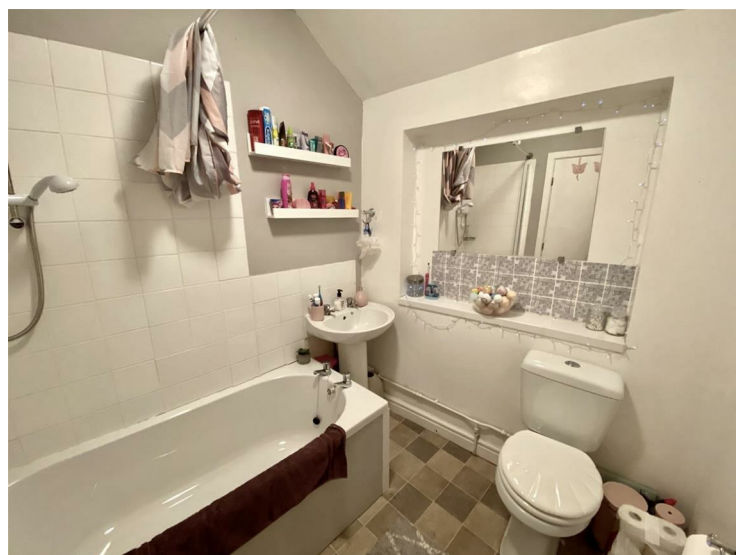
with range of base and wall units, stainless steel single drainer sink unit, electric cooker point, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, part tiled walls, radiator and uPVC double glazed window to rear.

Inner hall

with glass bricks to side, built in cupboard and stairs to first floor.

Bathroom

6'0" x 6'8" (1.84 x 2.04)



with low level flush WC, wash hand basin, bath with shower over, extractor fan, part tiled walls and radiator.

First floor

Landing

with hatch to roof space.

Lounge

14'10" x 7'8" (4.54 x 2.36)

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

Bedroom 1

9'7" x 11'9" (2.93 x 3.59)



with radiator and 2 uPVC double glazed windows to rear.

Bedroom 2

9'11" x 6'9" (3.03 x 2.08)



with radiator and uPVC double glazed window to front.

Outside



Concrete patio area, 2 block built sheds with power and light connected, level lawned garden.

Services

Mains water, electricity, gas and drainage.

Council Tax

Band A

Directions

The property is located directly opposite the Co Op store.

NOTE

All photographs are taken with a wide angle lens.



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) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	37	
(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		53
(39-54) E		
(21-38) F	20	
(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.