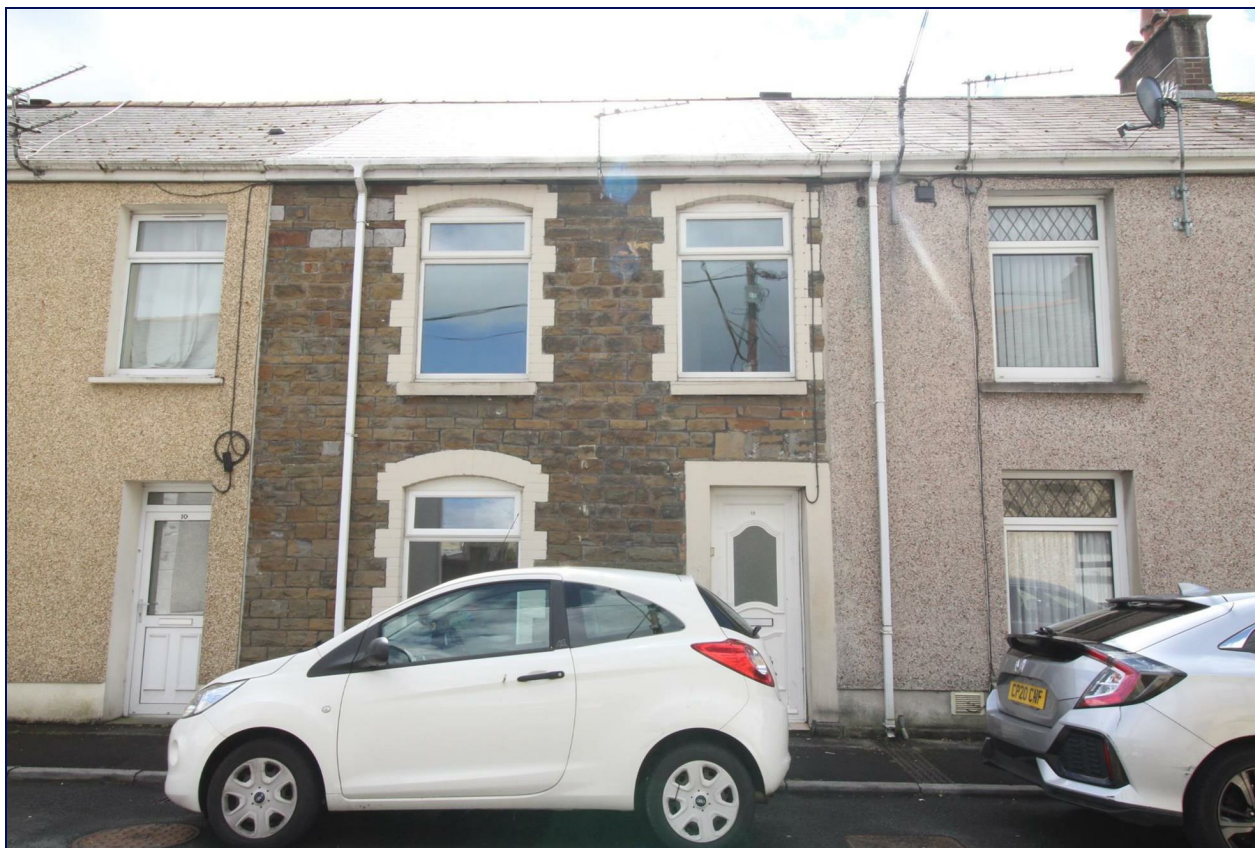


## 12 Harold Street, Ammanford, Carmarthenshire, SA18 2DF



**Asking price £109,500**



- Mid terrace property
  - 3 bedrooms
  - 2 Reception rooms
- Gas fired central heating
  - uPVC double glazing
- Ideal first time buyer or investor
  - No chain
  - EPC-C69

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PROTECTED

A 3 bedroom stone fronted terrace, within easy access of Ammanford town, ideal for first time buyer or investor. Accommodation briefly comprises of entrance hall, 2 reception rooms and kitchen, 1st floor 3 bedroom, bathroom and separate WC. Benefits from gas fired central heating, uPVC double glazing, rear level garden, store shed, vehicle access and hard standing for parking. No chain. EPC-C69

## Entrance

uPVC double glazed door into:

## Hallway

with radiator and stairs to first floor and doors into:

## Reception Room 1

12'6" x 9'8" (3.83m x 2.95m)

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



## Reception Room 2

12'8" x 12'2" (3.87m x 3.73m)

with gas fire with wooden surround, alcoves with side storage cupboard, understairs storage and uPVC double glazed window to rear.



## Kitchen

10'1" x 7'10" (3.09m x 2.40m)

with a range of wall and base units, gas hob and oven, stainless steel single drainer sink unit with taps, radiator and uPVC double glazed window to rear and door to side.



## First Floor

### Landing

with radiator and airing cupboard.

### Bedroom 1

13'6" x 9'6" (4.13m x 2.90m)

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



## **Bedroom 2**

10'9" x 8'7" (3.29m x 2.64m)

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



## **Bedroom 3**

10'6" x 5'11" (3.21m x 1.81m)

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



## **Bathroom**

7'11" x 5'9" (2.42m x 1.76m)

with bath and electric shower over, wash hand basin, radiator and uPVC double glazed window to rear.



## **WC**

with low level flush WC, radiator and uPVC double glazed window to side.

## **Outside**

To the rear of the property it is a South facing garden with a courtyard area with storage shed, leading to a lawned area, further graveled area at the far end for parking. Accessed via a lane to the rear.

## **Services**

with mains gas, electricity, drainage and sewerage.

## **Council Tax**

Council Tax Band B

## **NOTE**

All photographs have been taken with a wide angle lens camera.

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## **FACEBOOK**

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## **VIEWINGS**

By appointment with the selling agents on 01269 597949 or email on [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)

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	

**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

**NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**

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Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.