



Florence Road, Ammanford, SA18 2DN

Offers In Region Of £185,000



Calow Evans
Estate Agents

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Florence Road, Ammanford, SA18 2DN

****TRIPLE GARAGE TO REAR****

A four bedroom semi detached home situated on a side road within a reasonable walking distance from Ammanford town centre. The property enjoys two reception rooms, utility room, ground floor bathroom & first floor shower room. There is gas fired central heating and double glazing. Externally, there is a good size enclosed rear garden with a triple garage to the rear.

Ammanford town centre offers good shopping and leisure facilities including primary and secondary schools.. Access to the M4 motorway would be via junction 49 at Pont Abraham.





Entrance Porch

Tiled floor, door to:

Entrance Hallway

Laminate flooring, single panel radiator, decorative dado rail, under stairs storage cupboard.

Lounge

4.39m x 3.89m (14'5"/10'10 x 12'9"(to chimney breast))

Double glazed bay window to front, double panel radiator, feature fireplace.





Sitting Room

3.4m x 3.23m (11'2" x 10'7")

Double glazed window to rear, double panel radiator.

Kitchen/Breakfast Room

4.14m x 3.78m (13'7"(to bay window) x 12'5")

Double glazed bay window to side, double panel radiator, laminate flooring, kitchen fitted with wall & base units, stainless steel sink & draining board, space for cooker, extractor fan.

Inner Hallway

Bathroom

3.02m x 1.47m (9'11" x 4'10")

Double glazed window to side, single panel radiator, suite comprising panelled bath, Bidet, WC, pedestal wash hand basin, part tiled walls.

Utility Room

Double glazed window & door to rear, double glazed door to rear, electric heater, plumbing for washing machine.

First Floor Landing

Access to left, built in wardrobes.

Bedroom One

4.62m x 3.58m (15'2"(to bay window) x 11'9")

Double glazed bay window to front, double panel radiator.

Bedroom Two

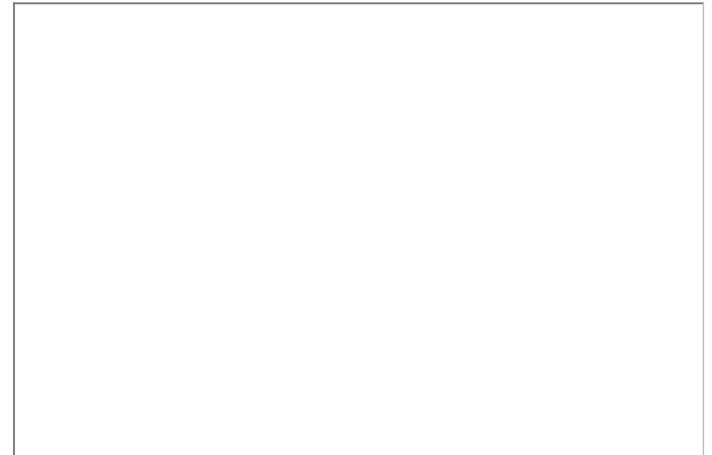
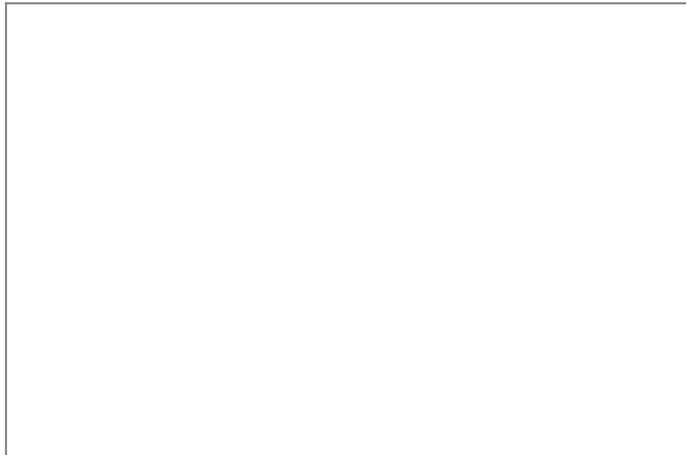
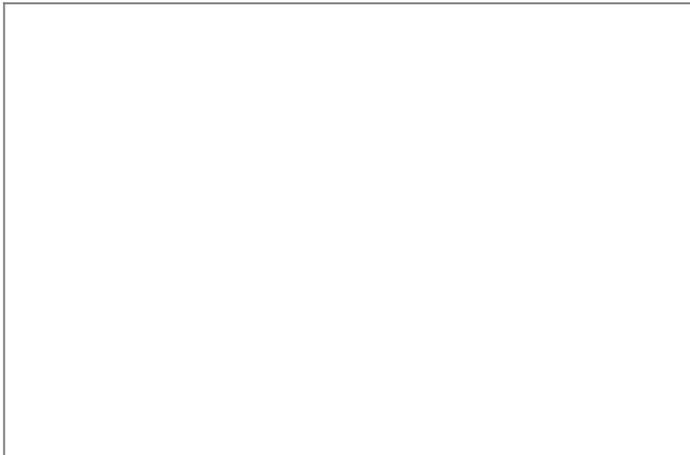
3.23m x 3.23m (10'7" x 10'7")

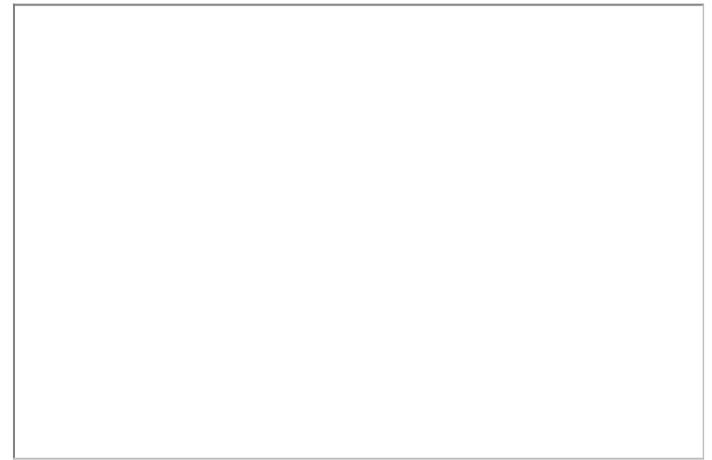
Double glazed window to rear, vertical radiator, cupboard housing gas boiler providing domestic hot water & central heating.

Bedroom Three

3.1m x 2.87m (10'2" x 9'5"/6'11)

Double glazed window to rear, single panel radiator.





Bedroom Four

2.74m x 1.42m (9'0" x 4'8")

Double glazed window to front, single panel radiator.

Shower Room

Double glazed window to side, single panel radiator, WC, pedestal wash hand basin, electric shower, part tiled walls.

Externally

Enclosed forecourt, side pedestrian access to an enclosed rear garden mainly laid to lawn. Triple garage to rear.

Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band C

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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