



Iscennen Road, Ammanford, SA18

Offers In Region Of £199,950



**Calow Evans**  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Iscennen Road, Ammanford, SA18

**\*\*MOVE IN CONDITION\*\* NO UPPER CHAIN\*\***

A refurbished ex-local authority property situated conveniently to all of the amenities that Ammanford town centre has to offer. This semi detached home boasts three double bedrooms, a utility room, ground floor WC & first floor bathroom. The property has been refurbished to include a modern fitted kitchen, electrics & bathroom. Externally, there is off road parking to the front and a good size rear garden. This property is ideal for families or for those looking to be within reasonable walking distance of the town centre.

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 Hallway

Single panel radiator, stairs to first floor.

## Lounge

4.24m x 3.78m (13'11" x 12'5"(to alcove))

Double glazed window to front, single panel radiator, wall mounted modern electric fire, double doors to:

3.2m x 2.79m (10'6" x 9'2")

Double glazed window to front, single panel radiator, wall mounted modern electric fire.





## Kitchen

3.4m x 2.92m (11'2" x 9'7")

Double glazed window to rear elevation, single panel radiator. Fitted with wall & base units, integrated dishwasher, built in oven, ceramic hob, extractor over, space for fridge/freezer, storage cupboard.

## Utility Room

Double glazed window to side & rear, double glazed panelled door to rear, single panel radiator, plumbing for washing machine, door to:

## WC

Double glazed window to rear, WC.



## First Floor Landing

Double glazed window to rear, access to loft.

## Bedroom One

4.27m x 3.18m (14'0" x 10'5"(to alcove))

Double glazed window to front, single panel radiator, storage cupboard housing wall mounted gas boiler providing domestic hot water & central heating.

## Bedroom Two

3.84m x 3.1m (12'7"/11'5" x 10'2")

Double glazed window to front elevation, single panel radiator.



## Bedroom Three

4.57m x 2.62m (15'0" x 8'7"/7'1")

Double glazed window to rear elevation, single panel radiator.

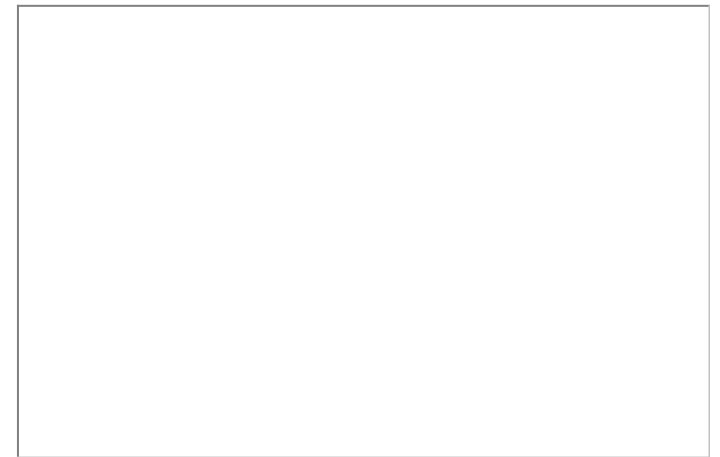
## Bathroom

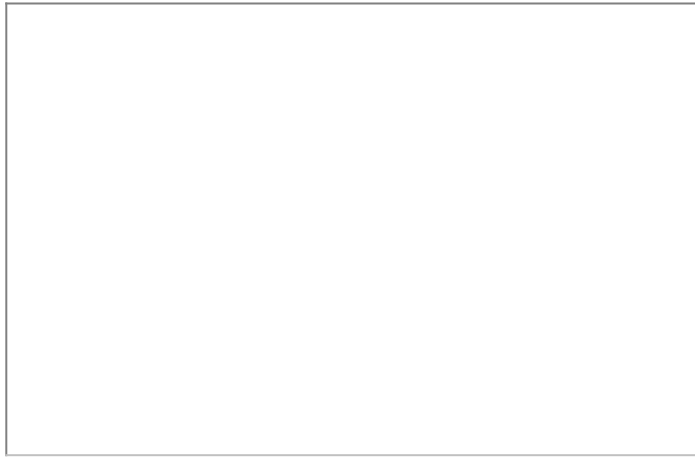
2.44m x 1.5m (8'0" x 4'11")

Double glazed window too rear elevation, heated towel rail, suite comprising WC, wash hand basin in vanity cupboard, panelled bath with mains shower over & rain shower head, part tiled walls.

## Externally

Gravelled area to the front providing off road parking, side pedestrian access to a good size garden in process of completion, external sockets.





### **Services**

We are advised that mains services are connected.

### **Tenure**

Freehold

### **Council Tax**

Band C

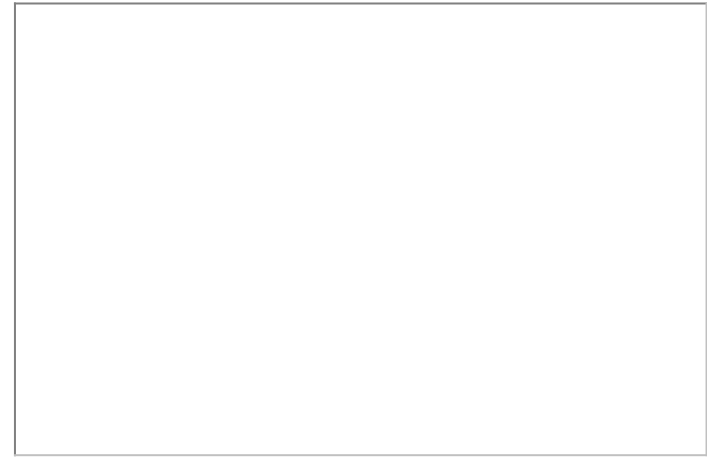


### **Directions**

From our office, turn left onto Iscennen Road, passing the Town Hall where the property will be located on the right hand side.

### **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.





**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128