



Old Road, Ammanford, SA18 2ED

Offers In Region Of £250,000



Calow Evans
Estate Agents

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Situated in a sought after location on the outskirts of Ammanford town centre is this ideal family room boasting a kitchen/family room with patio doors opening out to the rear garden. The property enjoys three double bedrooms, an attic room (currently used as a dressing room), ground floor WC and first floor bathroom. Externally, the property enjoys off road parking to the front, a shared driveway leading to a detached garage and an enclosed rear garden.

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 Hall

Tiled floor, column radiator, stairs to first floor.

Lounge

4.19m x 3.51m (13'9" x 11'6"/10'6")

Double glazed bay window to front elevation, Parquet flooring, column radiator.

Kitchen/Family Room

5.72m x 3.53m (18'9" (to chimney breast) x 11'7")

Double glazed French doors to rear, double glazed window to rear, fitted with wall & base units, Belfast sink, space for 5 ring Rangemaster, breakfast bar, radiator, laminate flooring.





Cloakroom

Single glazed window to front, Parquet flooring, WC, wash hand basin, wall mounted gas boiler providing domestic hot water & central heating.

First Floor Landing

Exposed floorboards, stairs to attic room.

Bedroom One

3.66m x 3.53m (12'0" x 11'7"/10'4")

Double glazed bay window to front, exposed floorboards, radiator.

Bedroom Two

3.63m x 2.69m (11'11" x 8'10")

Double glazed window to rear, radiator, exposed floorboards.

Bedroom Three

3.43m x 2.69m (11'3"/9'11" x 8'10")

Double glazed window to rear, radiator, exposed floorboards.

Bathroom

2.72m x 1.73m (8'11" x 5'8")

Double glazed window to side, heated towel rail, suite comprising freestanding bath, WC, sink in vanity unit, shower cubicle.

Externally

Off road parking to the front, shared side driveway leading to a detached garage with up-and-over door, side pedestrian access to an enclosed rear garden comprising decked area, lawned area with a further decked area.

Services

We are advised that mains services are connected.

Tenure

Freehold



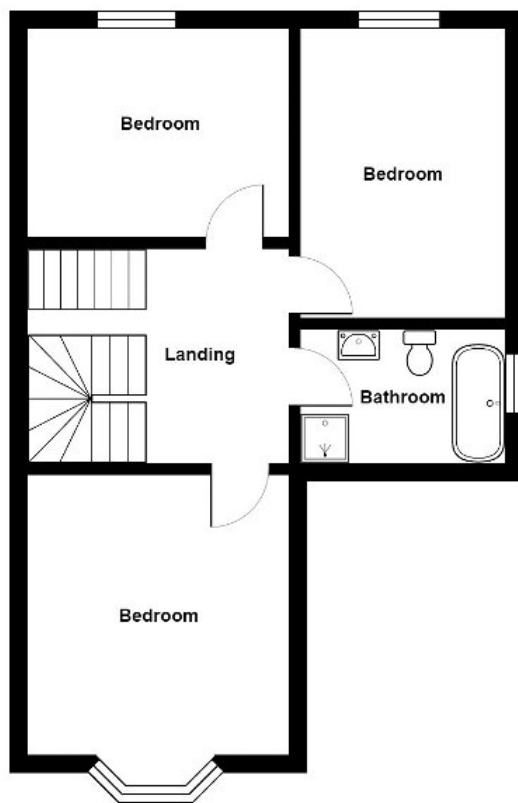
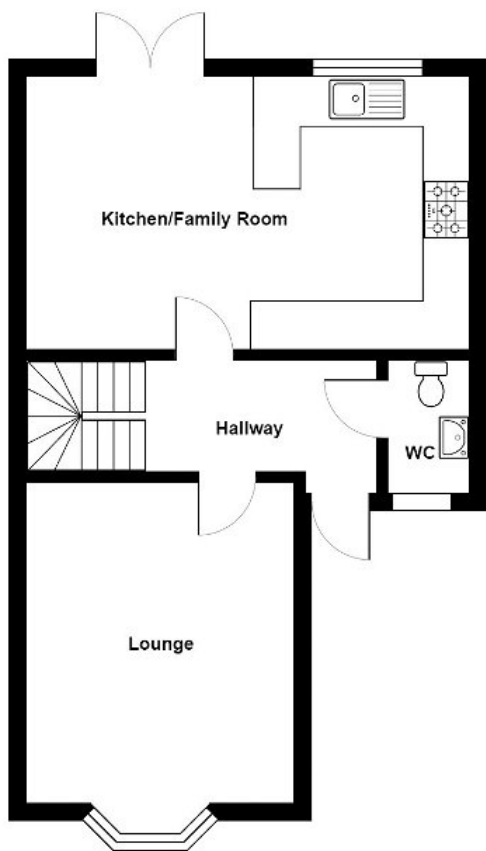


Council Tax

Band D

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

38 College Street,
Ammanford, SA18 3AF

Office Contact

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