



Carregamman, Ammanford, SA18 3EH

Offers In Region Of £230,000



Calow Evans  
Estate Agents

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

## Carregamman, Ammanford, SA18 3EH

Situated in a prime location in Ammanford town centre is this well presented semi detached property. This ex-local authority home stands on a generous size corner plot benefitting from off road parking and offers potential to extend or build a garage (stpp). The property would appeal to those looking to be within walking distance of all of the amenities that the town offers and enjoys a ground floor cloakroom and first floor bathroom. There is gas fired central heating and double glazing. Viewing is essential to appreciate the location of this property.

Ammanford town offers good shopping and leisure facilities, access to the M4 motorway is via junction 49 at Pont Abraham. Internal viewing is highly recommended to fully appreciate the accommodation offered.





## Entrance Hallway

Stairs to first floor

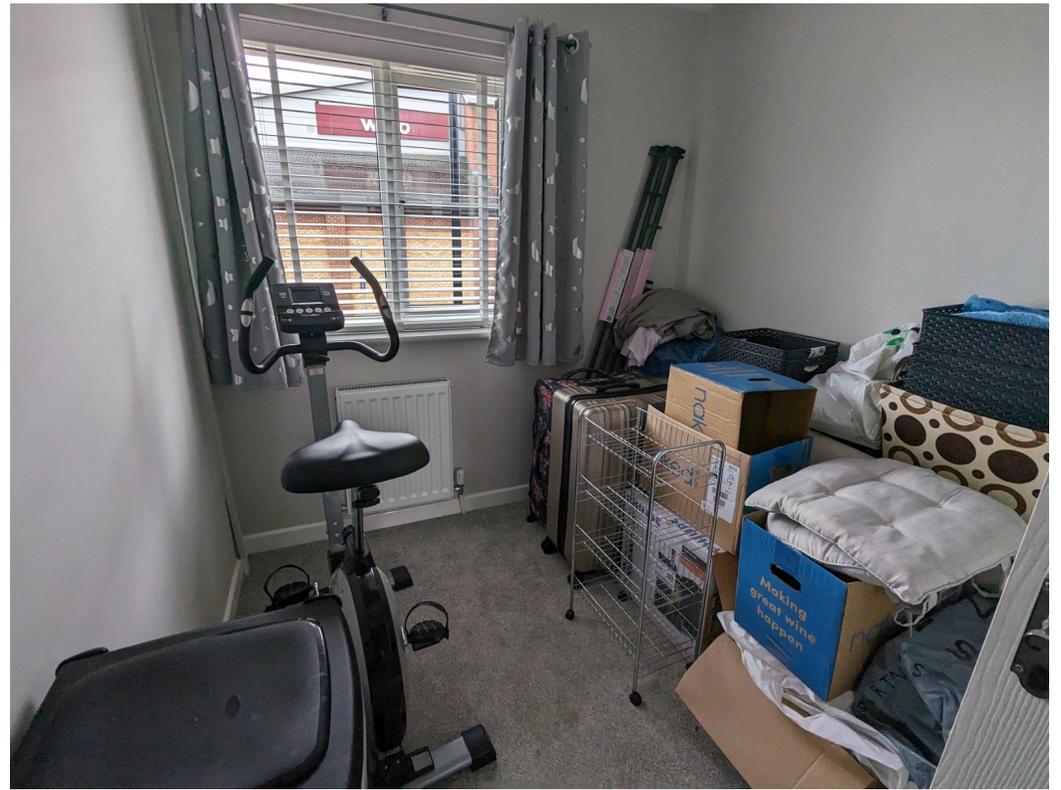
## Claokroom

Double glazed window to front, WC, sink, single panel radiator.

4.55m x 3.33m (14'11" x 10'11")

Double glazed window to front, single panel radiator, opening to:





## Kitchen/Diner

5.33m x 2.84m (17'6" x 9'4")

Double glazed door & windows to rear, single panel radiator, kitchen fitted with a range of wall & base units, electric oven, gas hob, extractor fan over, cupboard housing wall mounted Worcester gas boiler providing domestic hot water & central heating, plumbing for washing machine, sink & draining board, downlighters to ceiling.

## First Floor Landing

Airing cupboard housing radiator, access to loft, single panel radiator.

## Bedroom One

3.38m x 3.02m (11'1" x 9'11")

Double glazed window to rear, single panel radiator, built in wardrobe with rails.

## Bedroom Two

3.63m x 3.02m (11'11" x 11' 9'11")

Double glazed window to front, single panel radiator, built in wardrobe.

## Bedroom Three

2.72m x 2.21m (8'11"/7' x 7'3")

Double glazed window to front elevation, single panel radiator, storage cupboard.

## Bathroom

1.85m x 1.85m (6'1" x 6'1")

Double glazed window to rear, single panel radiator, suite comprising panelled bath with mains shower over, WC, sink in vanity cupboard, part tiled walls, tiled floor.

## Externally

Low maintenance forecourt, side driveway providing ample parking, side pedestrian access to a good size and enclosed rear garden mainly laid to lawn, paved patio area, raised flower beds. Please note, we have been advised by the Seller that the storage container will be removed prior to completion.

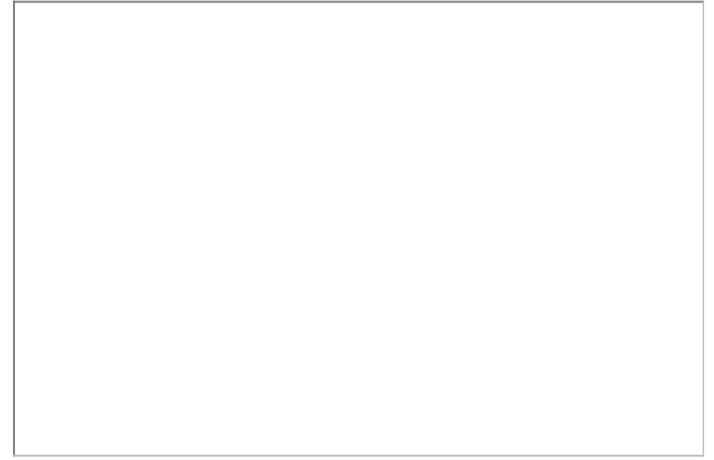
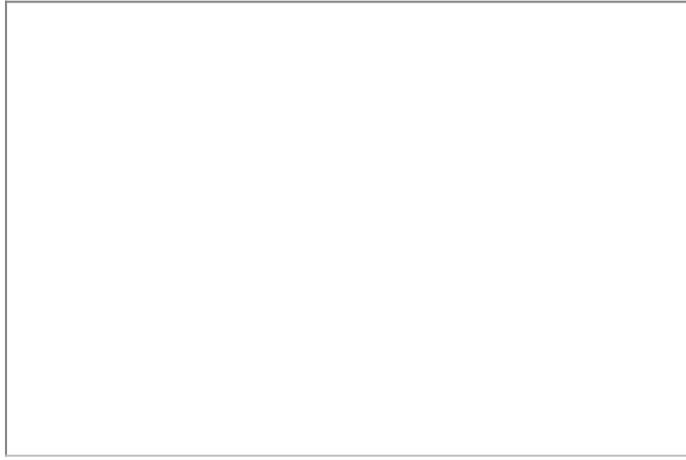
## Services

We are advised that mains services are connected.

## Tenure

Freehold.



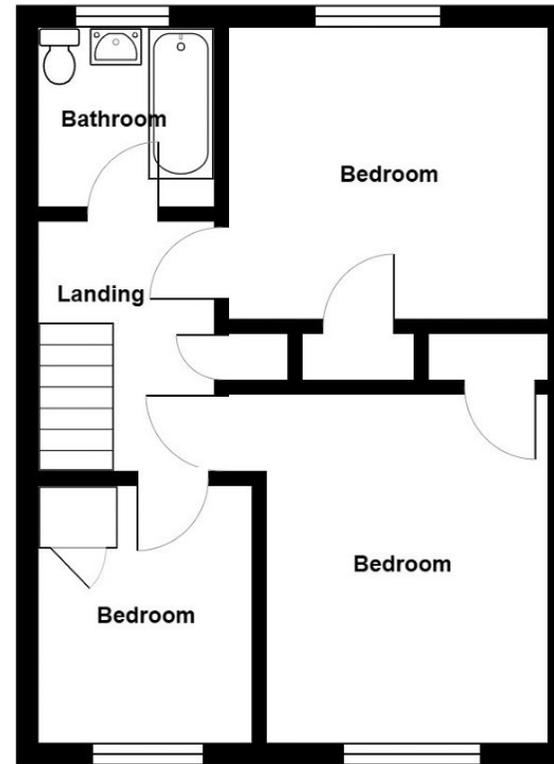
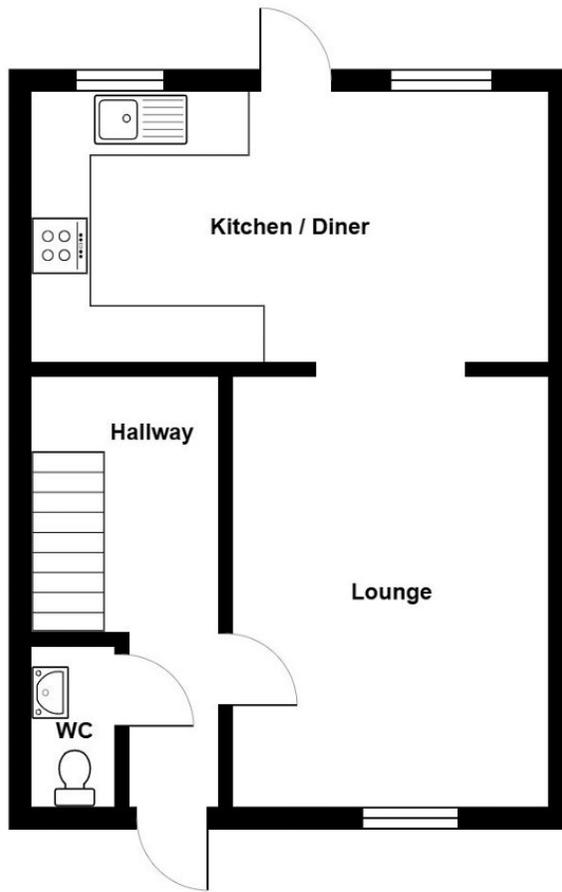


## **Council Tax**

Band B

## **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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