



Ashgrove, Pontamman, Ammanford, SA18

Offers In Region Of £259,950



**Calow Evans**  
Estate Agents

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

## Ashgrove, Pontamman, Ammanford, SA18

A modern three bedroom detached house situated in a popular development on the outskirts of Ammanford town centre. The property is in a move-in condition and has the benefit of a sun-room/utility, separate lounge and dining room and first floor bathroom. There are front and rear gardens, driveway and garage. Please note there is no upper chain.

Ammanford town centre offers good shopping and leisure facilities with out of town retailers located at Cross Hands Business Park. Access to the M4 motorway would be via junction 49 at Pont Abraham.





### **Entrance Hallway:**

Laminate flooring, understairs storage cupboard, stairs to first floor, double panel radiator.

### **Lounge:**

Double glazed window to front, laminate flooring, feature fireplace, two single panel radiators, opening to dining room.

### **Dining Room:**

Double glazed window to rear, laminate flooring, double panel radiator.





## **Kitchen:**

Double glazed window to rear, fitted with a range of wall and base units, ceramic hob, electric oven with extractor fan over, part tiled walls, plumbing for washing machine, double panel radiator.

## **Sun Room/Utility:**

Double glazed French doors to rear, double glazed obscure window to side, double panel radiator.

## **First Floor Landing:**

Double glazed window to side, entrance to loft.

## **Bedroom One:**

Double glazed window to rear, two built in cupboards housing gas boiler providing domestic hot water and central heating, single panel radiator.

## **Bedroom Two:**

Double glazed window to front, fitted wardrobes, single panel radiator.

## **Bedroom Three:**

Double glazed window to side, laminate flooring, single panel radiator.

## **Bathroom:**

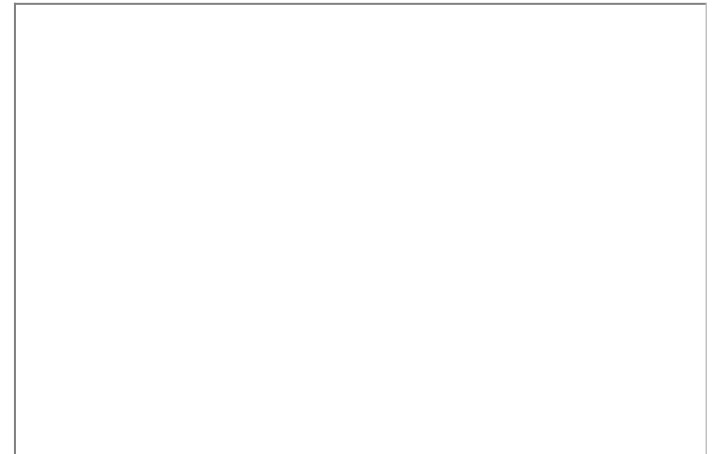
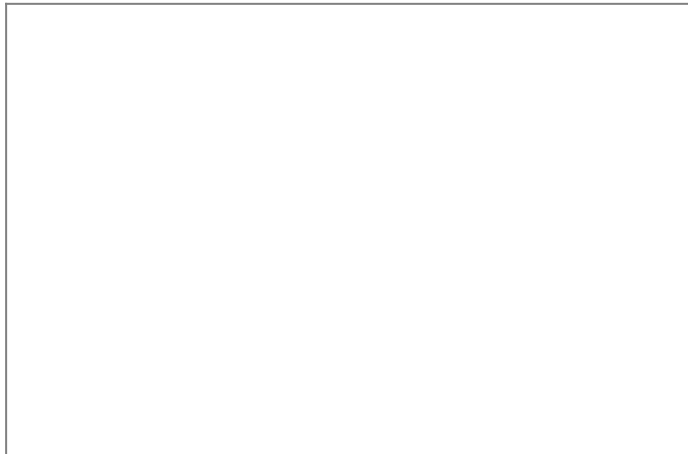
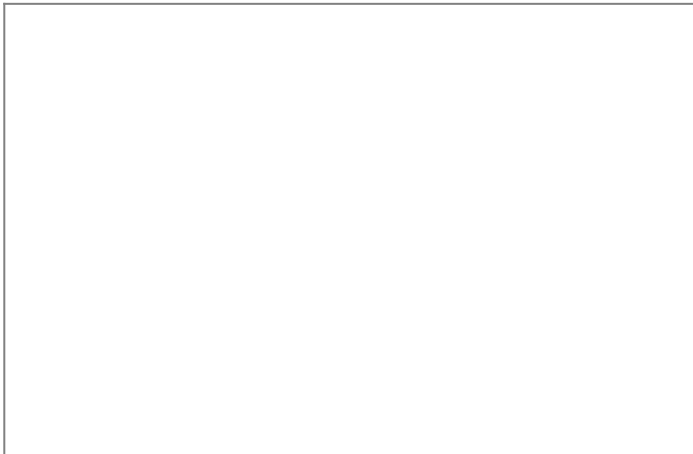
Double glazed obscure windows to rear and side, suite comprises panelled bath with shower over and screen and hand held shower unit, pedestal wash hand basin, WC, part tiled walls, double panel radiator.

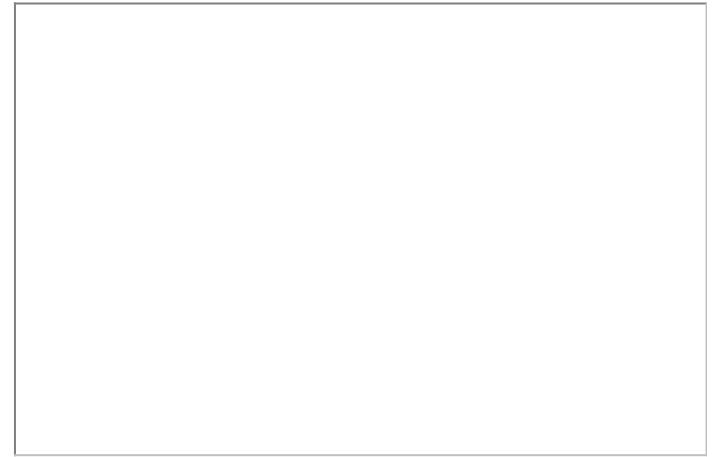
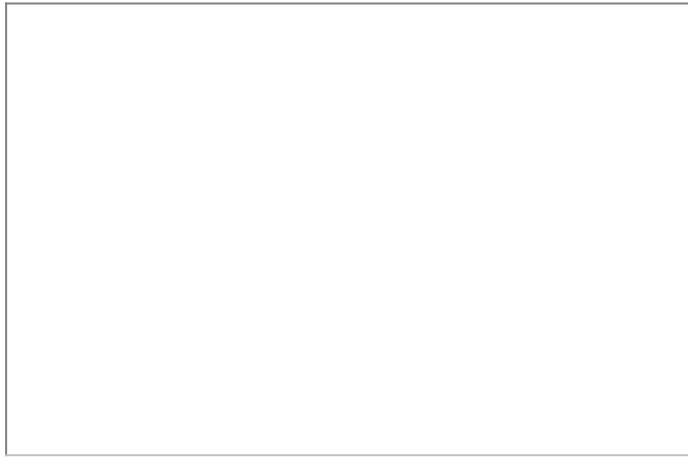
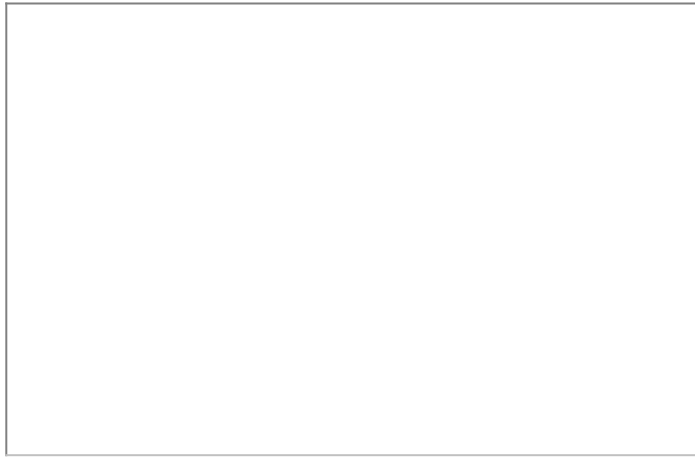
## **Externally:**

Front garden laid to lawn with flowers and shrubs, side driveway leading to attached garage with up and over door and electricity connected, dual side pedestrian access to an enclosed rear garden mainly laid to lawn with side flower beds and paved patio.

## **Services:**

We are advised all mains services are connected.





**Tenure:**

Freehold.

**Council Tax:**

D.

**Broadband/Mobile Phone Coverage:**

There is superfast broadband and mobile phone coverage in the area.

**Directions:**

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue until reaching the next junction in Pontamman and turn left. Take the next available right hand turning into the development. Take the second right onto Ashgrove whereby 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