



Cwmamman Road, Glanamman, SA18 2AN

Offers In Region Of £185,000



**Calow Evans**  
Estate Agents

01269 543128

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

## Cwmamman Road, Glanamman, SA18 2AN

An ideal family home situated on a bus route in the village of Glanamman. This detached home enjoys three bedrooms plus a study, two reception rooms, a utility room and ground floor bathroom. The Study was previously a WC and we have been advised by the Vendor that the plumbing is still in place. The property boasts a pleasant rear garden which backs on to playing fields and benefits from a side driveway.

The village of Glanamman offers excellent leisure amenities such as riverside walks and cycle paths, recreational grounds, children playgrounds and more.. The main shopping facilities are located at Ammanford town centre.





## Lounge

4.78m x 4.37m (15'8" x 14'4"/11'5")

Double glazed window to front, two Column radiators, under-stairs storage cupboard.

## Sitting Room

4.78m x 3.07m (15'8" x 10'1")

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

## Kitchen

3.25m x 3.12m (10'8" x 10'3")

Double glazed window to rear, double panel radiator, part tiled walls, fitted with a range of wall & base units, double Belfast sink, integrated electric oven, electric hob, extractor over, integrated fridge/freezer, built in microwave, part tiled walls.





## Inner Hallway

Door to side elevation.

## Utility Room

Double glazed window to rear, single panel radiator, plumbing for washing machine.

## Bathroom

3.2m x 2.39m (10'6" x 7'10")

Double glazed window to side, heated towel rail, suite comprising Jacuzzi bath, shower cubicle with mains shower, WC, sink in vanity, downlighters to ceiling.

## First Floor Landing

Access to loft

## Bedroom One

4.83m x 3.4m (15'10" x 11'2"/10'6")

Double glazed window to front, double panel radiator.

## Bedroom Two

3.28m x 3.23m (10'9" x 10'7"/9')

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

## Bedroom Three

4.88m x 2.59m (16'0" x 8'6"/7'7")

Double glazed window to front, single panel radiator, feature fireplace.

## Study

1.98m x 1.7m (6'6" x 5'7")

Double glazed window to front, single panel radiator.

Please note we have been advised by the Vendor that this was previously a WC and the plumbing connections are still available.

## Externally

Side driveway with pedestrian access to a good size & enclosed rear garden with an abundance of flowers, trees and shrubs, lawned area, paved patio area, Pergola. Rear garden backing on to playing fields.





## Services

We are advised that mains services are connected.

## Tenure

Freehold

## Council Tax

Band C.



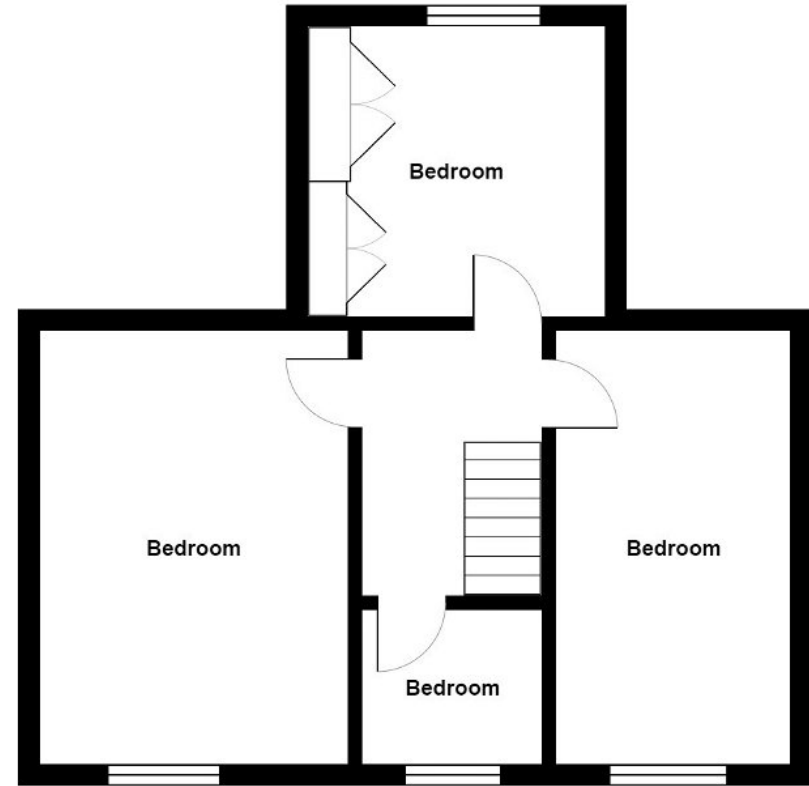
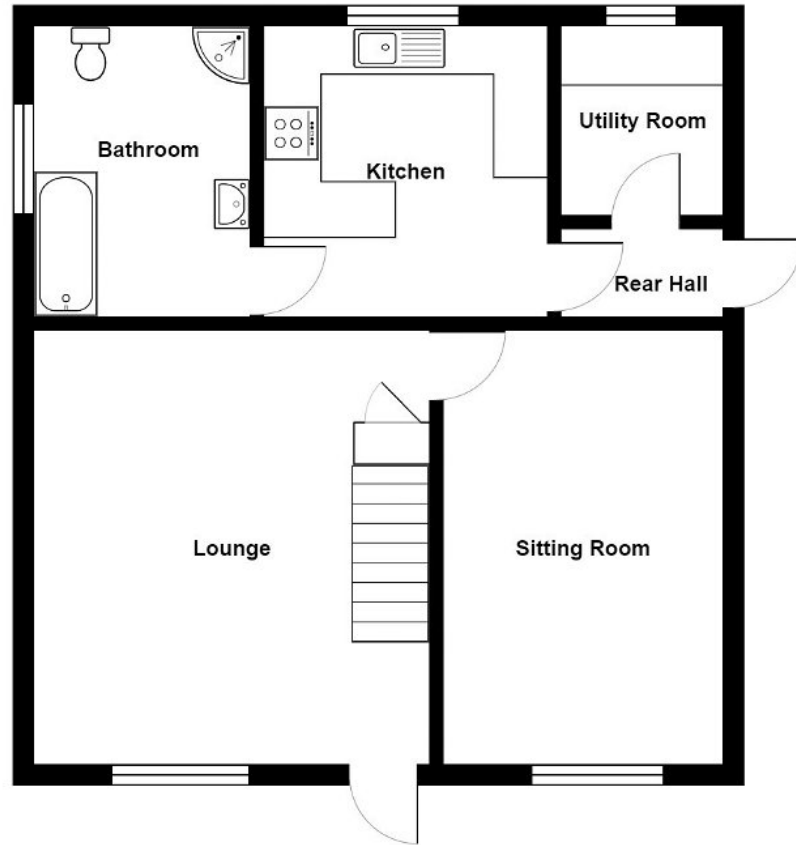
## Broadband/Mobile Phone Coverage:

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

## 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**

01269 543 128