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EX47 2

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Wind Street, Ammanford, SA18 3DU

Offers In Region Of £185,950



Calow Evans
Estate Agents

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Wind Street, Ammanford, SA18 3DU

****OFF ROAD PARKING & DOUBLE GARAGE SUITABLE FOR MOTORHOME TO REAR****

A deceptively spacious & unique mid terraced property situated in Ammanford town centre. This three bedroom family home boasts three reception rooms, a ground floor utility/cloakroom and a first floor bathroom. Each bedroom benefits from fitted wardrobes.

There is gas central heating with part of the ground floor benefitting from underfloor heating. Externally, the property enjoys off road parking to the rear, a double garage and an enclosed rear garden.

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

Laminate flooring, single panel radiator, stairs to first floor.

Sitting Room

3.48m x 2.95m (11'5" x 9'8")

Double glazed window to front, double panel radiator, laminate flooring, double doors to:

Lounge

3.76m x 3.53m (12'4"/11'10" x 11'7")

Double panel radiator, laminate flooring, electric fire in surround, under stairs storage cupboard.





Dining Room

6.73m x 1.78m (22'1" x 5'10")

Three Velux windows, downlighters to ceiling, radiator, double glazed French doors to rear, underfloor heating.

Kitchen

4.37m x 2.36m (14'4" x 7'9"/6'6")

Double glazed window to rear, underfloor heating, fitted with a range of wall & base units, space for 5 ring cooker, cupboard housing gas boiler providing domestic hot water & central heating, stainless steel sink & draining board, tiled floor.

Utility Room

Heated towel rail, underfloor heating, WC, plumbing for washing machine, wall & base units, sink & draining board.



First Floor Landing

Laminate flooring, two single panel radiators.

Bedroom One

3.89m x 3.45m (12'9" x 11'4")

Two double panel radiators, two double glazed windows to front, fitted wardrobes with mirrored sliding doors.

Bedroom Two

3.05m x 2.39m (10'0" x 7'10")(to fitted wardrobes)

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



Bedroom Three

3.38m x 1.6m (11'1" (to fitted wardrobes) x 5'3"/4'7")

Double glazed window to side, fitted wardrobes with mirrored sliding doors, radiator.

Bathroom

Double glazed window to rear, double panel radiator, suite comprising panelled bath, shower cubicle with electric shower, WC, wash hand basin in vanity unit.

Externally

Hardstanding providing off road parking to the rear, large double garage with electric door, rear garden mainly paved with borders of flowers trees & shrubs, greenhouse.





Double Garage

8.28m x 4.6m (27'2" x 15'1")

Electric garage door, double glazed window & door to front.

Services

We are advised that mains services are connected.

Tenure

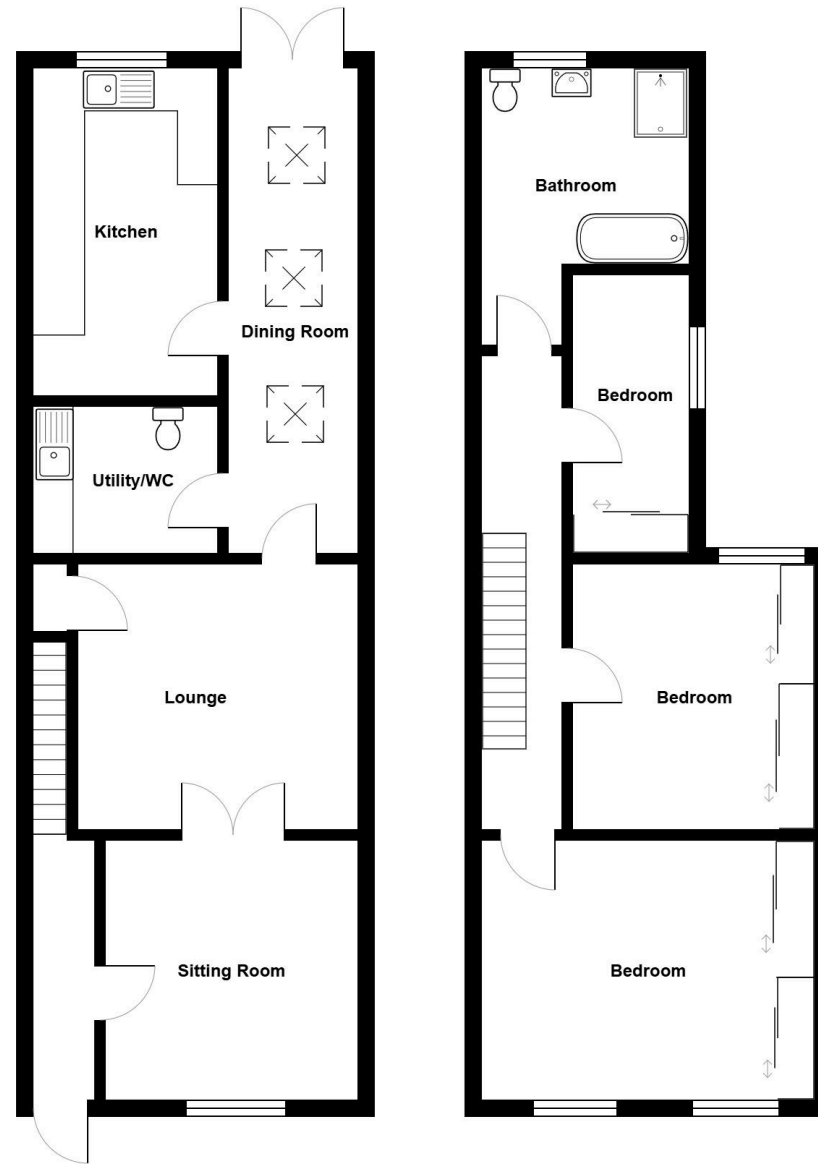
Freehold

Council Tax

Band C

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

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