



Maesycoed, Pontamman, SA18 2JB

Offers In Region Of £280,000



**Calow Evans**  
Estate Agents

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

## Maesycoed, Pontamman, SA18 2JB

A tastefully decorated three bedroom detached home situated on the outskirts of Ammanford town centre. This ideal family home has been extended to provide contemporary style living and enjoys a log burner in the lounge, bi-folding doors off the open plan kitchen/family room, ground floor cloakroom and first floor family bathroom. There is gas fired central heating and double glazing. Externally there is a driveway providing ample parking, integral garage and an enclosed rear garden.

Pontamman is situated on the outskirts of Ammanford town centre conveniently located to the M4 motorway via junction 49 at Pontamman. Internal viewing is highly recommended to fully appreciate the accommodation.





**Accommodation:**

**Entrance Hallway**

Stairs to first floor, double panel radiator.

**Lounge**

7.26m x 3.61m (23'10" x 11'10"/10'4")

Double glazed window to front, double panel radiator, single panel radiator, log burner.





## Kitchen/Diner/Family Room

7.26m x 5.87m (23'10"/10'5" x 19'3"/8'8")

Bi-folding do rear, double glazed window to side, downlighters to ceiling, single panel radiators, laminate flooring, fitted with wall & base units, sink & draining board unit, built in electric oven, 'Neff' hob, extractor fan over.

## Inner Hallway

Double glazed door to rear.

## Cloakroom

Double glazed window to rear, WC, wash hand basin, tiled floor & walls.



## Integral Garage

5.13m x 2.57m (16'10" x 8'5")

Electric garage door, double glazed window to side, sink & draining board unit, plumbing for washing machine.

## First Floor Landing

Double glazed window to side, access to loft, airing cupboard housing Worcester boiler providing domestic hot water & central heating.

## Bedroom One

3.89m x 3.2m (12'9" x 10'6")

Double glazed window to front, single panel radiator.



## Bedroom Two

3.58m x 2.67m (11'9" x 8'9" (to fitted wardrobes))

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

## Bedroom Three

2.92m x 2.69m (9'7"/6'9" x 8'10")

Double glazed window to front, single panel radiator.

## Bathroom

Downlighters to ceiling, double glazed window to rear, heated towel rail, suite comprising panelled bath, mains shower, wash hand basin in vanity unit, WC, 'Respatex' to walls.





## Externally

Driveway to the front of the property providing ample parking, integral garage with electric door, side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area, timber storage shed.

## Tenure

Freehold

## Services

We are advised that mains services are connected.



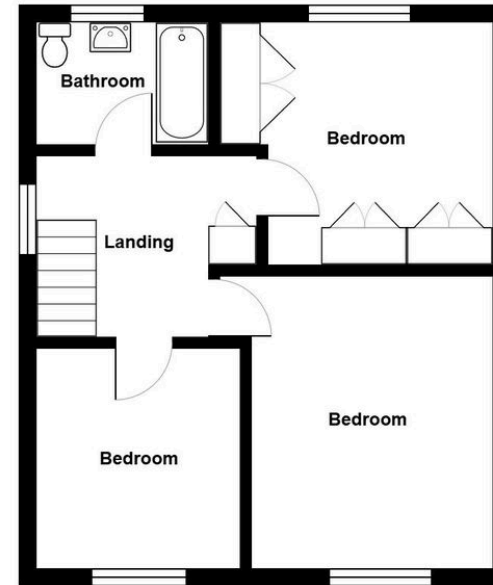
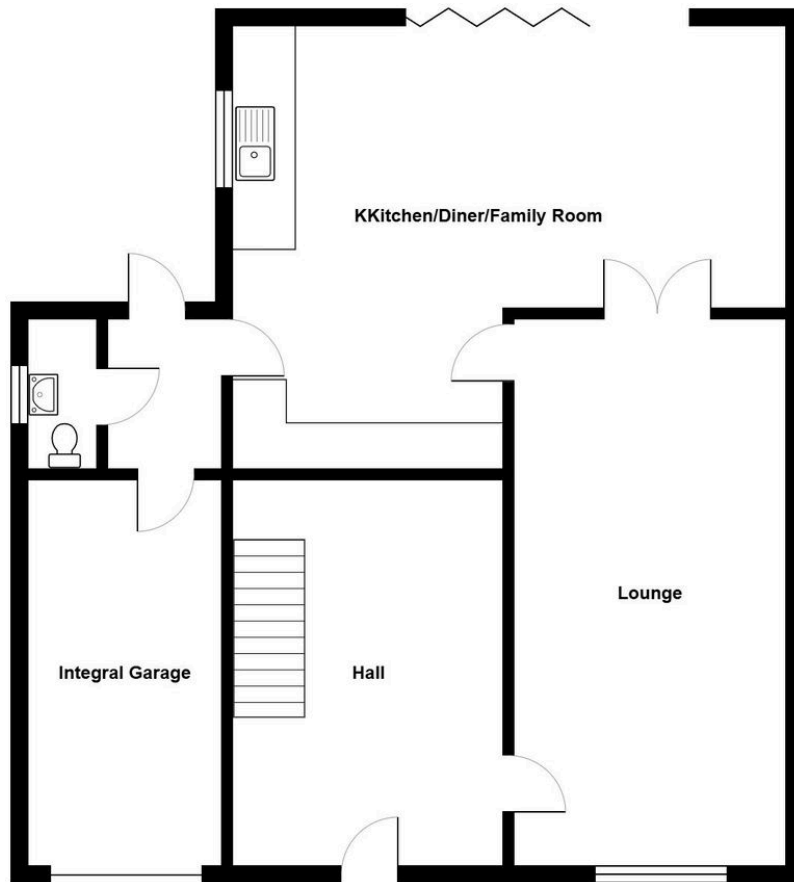
## Council Tax

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.





All measurements are approximate and for display purposes only



**Address**

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Ammanford, SA18 3AF

**Office Contact**

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