



Talbot Road, Ammanford, SA18

Offers In Region Of £140,000



**Calow Evans**  
Estate Agents

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

## Talbot Road, Ammanford, SA18

A three bedroom semi detached property conveniently situated to Ammanford town centre. The property offers good sized accommodation with three reception rooms and benefits from a first floor bathroom, gas fired central heating (with the exception of two rooms) and double glazing. There is potential for off road parking (stpp) and a good sized rear garden.

Ammanford town offers good shopping and leisure facilities with out of town retailers located at Cross Hands business park. Easy access to the M4 motorway is via junction 49 at Pont Abraham. This is an ideal property for a first time buyer or investor.





## Entrance Vestibule:

Tiled Floor.

## Entrance Hallway:

Stairs to first floor, single panel radiator.

## Lounge:

3.76m x 3.71m (12'4" x 12'2")

Double glazed window to rear, feature alcoves and built in cupboard, double panel radiator, opening to.





### **Dining Room:**

3.73m x 3.05m (12'3"to chimney breast x 10'0")

Double glazed window to front, alcoves with built in cupboard, double panel radiator.

### **Breakfast Room;**

3.07m x 2.54m (10'1" x 8'4")

Double glazed glass panel door and double glazed window to side, understairs storage cupboard, laminate flooring, double panel radiator.

### **Kitchen:**

3.35m x 2.84m (11'0" x 9'4")

Double glazed window to rear, gas boiler providing domestic hot water and central heating (with the exception of two rooms), fitted with a range of wall and base units, plumbing for washing machine, vented for tumble dryer, single bowl sink unit and draining board, cooker space, part tiled walls.



### **First Floor Landing:**

Entrance to loft.

### **Bedroom One:**

3.61m x 3.15m (11'10" x 9'8"/10'4")

Double glazed window to rear, single panel radiator.

### **Bedroom Two:**

3.4m x 3m (11'2" x 9'0"/9'10")

Double glazed window to front, single panel radiator.



### **Bedroom Three:**

3.48m x 2.67m (11'5"/7'7" x 8'9")

Double glazed window to rear, cupboard housing hot water tank, double panel radiator.

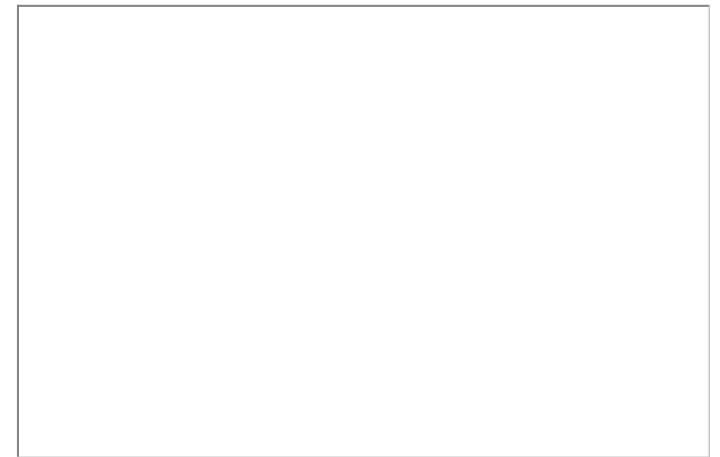
### **Shower Room:**

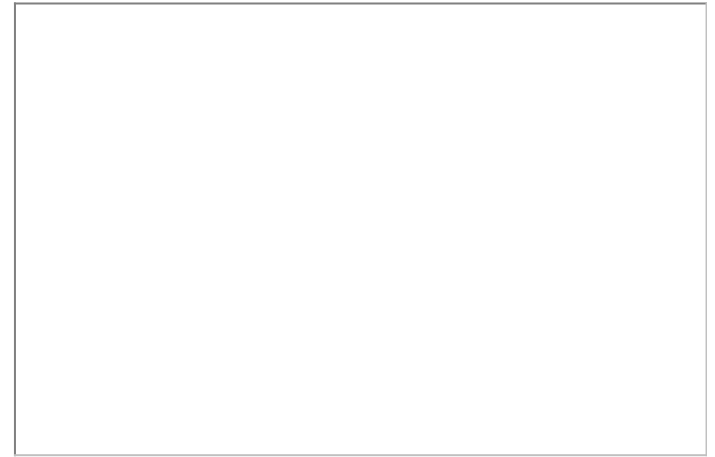
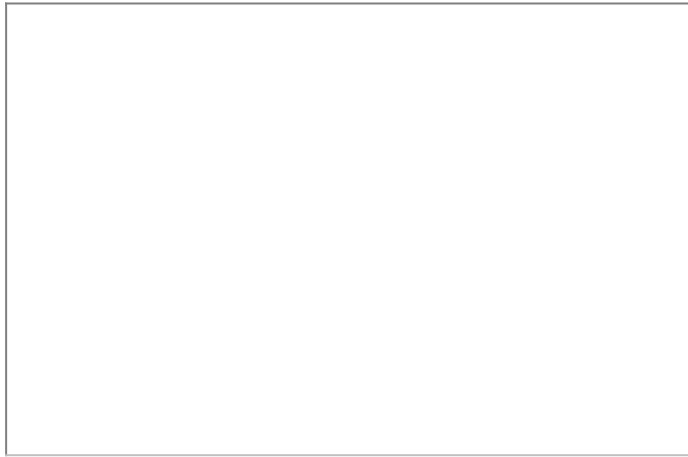
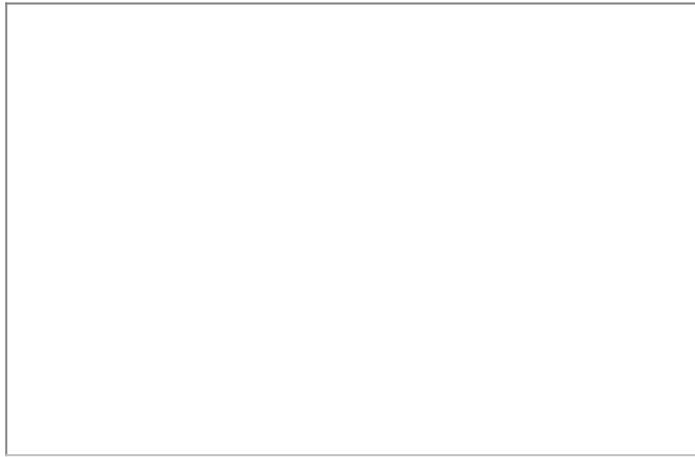
2.41m x 1.91m (7'11" x 6'3")

Double glazed obscure window to front, walk in shower, wash hand basin in vanity unit, WC.

### **Externally:**

Potential for off road parking to the front (stpp), side pedestrian access to a good sized rear garden, paved patio, garden shed.





**Services:**

We are advised all mains services are connected.

**Tenure:**

Freehold.

**Broadband/Mobile Phone Coverage:**

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

**Council Tax:**

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**Directions:**

From our office in Ammanford proceed along College Street in the direction of Llandeilo and take the first left turning onto Iscennen Road then the next available right turning onto Talbot Road. Proceed on this road whereby the property will be located on the left 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**

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