



For Sale/Ar Werth
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Estate Agents
01269 543128
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Grenig Road, Glanamman, Ammanford, SA18

Offers In Region Of £205,000



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A semi detached family home offering three double bedrooms situated on a side road in the village of Glanamman. The property offers good sized accommodation with two reception rooms both with multi fuel fires, ground floor shower room and first floor bathroom and benefits from gas fired central heating and double glazing. Externally a large rear garden ideal for garden enthusiasts, ample parking on the driveway, garage, various outbuildings, fruit trees and extends to the stream at the rear.

The village of Glanamman offers excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, children's play area's and the neighbouring village boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.





Entrance Hallway:

Dado rail, stairs to first floor, understairs storage cupboard and double glazed window to side.

Lounge:

3.89m x 3.38m (12'9" to bay x 11'1" to chimney breast)

Double glazed bay window to front, feature fireplace with wooden surround and multi fuel fire on tiled hearth, picture rail, alcoves with shelving, single panel radiator.

Dining Room:

4.24m x 3.15m (13'11" x 10'4")

Double glazed window to rear, built in cupboards, picture rail, feature fireplace with wooden surround on tiled hearth with multi fuel fire, double panel radiator.





Kitchen:

3.15m x 2.01m (10'4" x 6'7")

Double glazed window to side, tiled floor, fitted with wall and base units, 1½ bowl sink unit and draining board, plumbing for dishwasher, cooker space, part tiled walls, tongue and groove to ceiling.

Utility Room:

2.26m x 1.6m (7'5" x 5'3")

Double glazed glass panel door to rear, gas boiler providing domestic hot water and central heating (with the exception of the kitchen), plumbing for washing machine, vented for tumble dryer, single panel radiator.

Shower Room:

2.24m x 1.75m (7'4" x 5'9")

Double glazed obscure window to rear, shower enclosure with tiled splashback, WC, pedestal wash hand basin, extractor fan, tiled floor, double panel radiator.



First Floor Landing:

Double glazed window to side, entrance to loft, built in shelving.

Bedroom One:

4.19m x 3.73m (13'9" to bay x 11'2"/12'3")

Double glazed bay window to front, picture rail, single panel radiator.

Bedroom Two:

3.99m x 3.3m (13'1" x 8'7"/10'10")

Double glazed window to rear, two built in wardrobes, picture rail, double panel radiator.



Bedroom Three:

3.02m x 2.59m (9'11" x 8'6")

Double glazed window to rear, picture rail, double panel radiator.

Bathroom:

1.83m x 1.78m (6'0" x 5'10")

Double glazed obscure window to front, suite comprises panelled bath with hand held shower unit and splashback tiling, WC, pedestal wash hand basin with splashback tiling, extractor fan, wall unit, double panel radiator.

Externally:

Front garden laid to lawn with flowers and shrubs, side driveway providing ample parking to gated entrance and extended enclosed parking beyond. A large rear garden with enclosed paved patio, side flower beds, fruit trees and bushes, outside tap, mature garden with various plants and trees, vegetable area, polytunnel, various sheds- woodstore shed 6ft x 6 ft, garden shed

6ft
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Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

C.

Broadband/Mobile Phone Coverage:

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

Directions:

From the Ammanford office proceed to the traffic lights and bear left onto High Street. Proceed to the next junction in Pontamman and turn left. Continue on this road until reaching Glanamman passing car wash garage on the left. On reaching The Fishermans club turn right onto Grenig Road and proceed up the hill 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.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128