



High Street, Ammanford, SA18

Offers In Region Of £299,950



Calow Evans
Estate Agents

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High Street, Ammanford, SA18

REFURBISHED TO A HIGH STANDARD.

A four bedroom property refurbished to a high standard conveniently situated to all the amenities Ammanford town has to offer. The property has the benefit of a ground floor shower room and first floor bathroom, gas fired central heating and double glazing. Newly fitted flooring is included throughout the property . Externally there is side access to the rear garden and patio area also vehicle access via a side to the rear garage.

Ammanford town centre offers good shopping and leisure facilities to include primary and secondary schools, indoor swimming pool and leisure centre. Ease of access to the M4 motorway is via junction 49 at Pont Abraham.





Entrance Vestibule:

Dado rail, single panel radiator.

Entrance Hallway:

Stairs to first floor, understairs storage cupboard, single panel radiator.

Lounge/Dining Room:

8.13m x 3.63m (26'8" to bay x 9'11"/11'11")

Double glazed bay window to front, double glazed French doors to rear, two double panel radiators.





Kitchen/Breakfast:

3.99m x 3.02m (13'1" plus recess x 9'11")

Double glazed window to side, fitted with a range of wall, base and glass display units, breakfast bar, halogen hob, electric oven with extractor fan over, downlighters, single bowl sink unit and draining board, space for fridge freezer, integrated dishwasher, double panel radiator.

Rear Lobby:

Double glazed glass panel door to side, single panel radiator.

Utility Room:

Worksurface, plumbing for washing machine, wall mounted gas boiler providing domestic hot water and central heating.

Shower Room:

2.77m x 2.24m (9'1" x 4'4"/7'4")

Two double glazed obscure windows to rear, circular counter top basin and base unit with mirror and lighting above, shower enclosure with dual shower heads and splashback tiling, WC, extractor fan, part tongue and groove to walls, column radiator.

First Floor Landing:

Entrance to loft , double panel radiator.

Bedroom One:

4.44m x 3.25m (14'7" to bay x 10'0"/10'8")

Double glazed bay window to front, double panel radiator.

Bedroom Two:

3.02m x 2.59m (9'11" x 7'9"/8'6")

Double glazed window to rear, double panel radiator.

Bedroom Three:

3.56m x 3.23m (11'8" x 9'10"/10'7")

Double glazed window to rear, double panel radiator.

Bedroom Four:

2.46m x 1.73m (8'1" x 5'8")

Double glazed window to front, single panel radiator.





Bathroom:

2.08m x 1.57m (6'10" x 5'2")

Double glazed obscure window to side, suite comprises panelled bath and shower over with dual shower heads, wash hand basin in vanity unit, WC, part tiled walls, heated towel rail.

Externally:

The property stand in an elevated position with a side access to the rear garden mainly laid to lawn , patio area with wooden pergola with external power points and lighting, outside tap. There is vehicle access along a side lane to access the garage. The property enjoys an open aspect to the rear.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

D.

Broadband/Mobile Phone Coverage:

Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street, continue around the first left hand bend the property will be located on the left hand side in an elevated position as identified by our for sale board.

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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Office Contact

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