



Cwmamman Road, Glanamman, Ammanford, SA18

Offers In Region Of £240,000



Calow Evans
Estate Agents

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Cwmamman Road, Glanamman, Ammanford,
SA18





Entrance Porch:

Victorian tiled walls to half way.

Entrance Hallway:

Victorian tiled floor, stairs to first floor, single panel radiator.

Cloakroom:

Tiled floor, WC and wash hand basin.





Kitchen:

5.46m x 1.91m (17'11" x 6'3")

Stable style wooden door to rear and double glazed window, tiled floor, fitted with wall and base units, single bowl sink unit and draining board, eye level oven and grill, gas hob with extractor canopy over, part tiled walls.

Dining Room:

3.76m x 3.28m (12'4" x 10'9")

Double glazed window to side with feature stained glass top, quarry tiled floor, feature fireplace with coal effect gas fire, single panel radiator.

Lounge:

4.06m x 3.15m (13'4" x 10'4")

Double glazed door to rear, laminate flooring, feature ornamental fireplace with tiled hearth, feature alcoves with shelving, single panel radiator.

Sitting Room:

4.29m x 3.76m (14'1" to bay x 12'4")

Double glazed bay window to front, feature ornamental fireplace with wooden surround, feature alcoves with shelving, double panel radiator.

First Floor Landing:**Bedroom One:**

5.28m x 3.12m (17'4" to bay x 10'3")

Double glazed bay window to front, double panel radiator.

Bedroom Two:

3.43m x 3.2m (11'3" x 10'6")

Double glazed window to side, fitted wardrobes and housing gas boiler providing domestic hot water and central heating (with the exception of the kitchen), single panel radiator.

Bedroom Three:

3.2m x 3.12m (10'6" x 10'3")

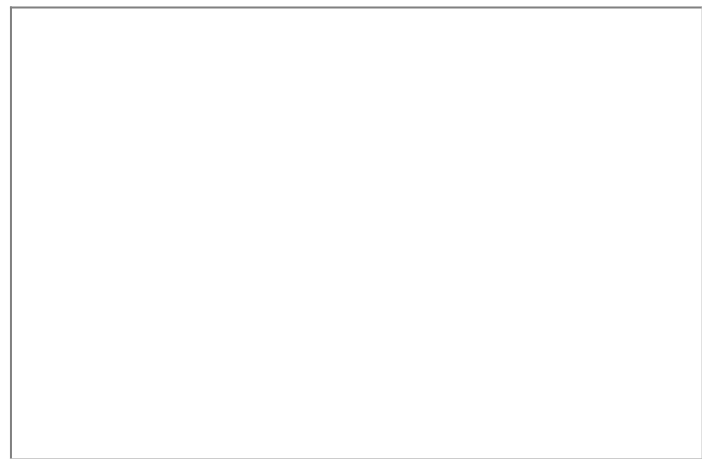
Double glazed window to rear, single panel radiator.

Shower Room:

3.23m x 1.85m (10'7" x 6'1")

Double glazed obscure window to front, WC, wash hand basin in vanity unit, walk in shower, part tiled walls, single panel radiator.





Externally:

The property is situated in a slightly elevated position with side pedestrian access to an enclosed rear garden which has been recently seeded, side lawned area and greenhouse. The property offers potential to extend (stpp). There is vehicle access via Maes Llewelyn which provides ample parking and potential to build a garage (stpp).

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

D.

Broadband/Mobile Phone Coverage:

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

Directions:

From our ammanford office, proceed back to the traffic lights bearing left onto the a474 signposted Glanamman. continue on this road passing the car wash on the left hand side. whereby the property is 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.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128