



Cwmamman Road, Glanamman, Ammanford, SA18

Offers In Region Of £299,950



Calow Evans
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Cwmamman Road, Glanamman, Ammanford, SA18

INTERNAL VIEWING RECOMMENDED

An opportunity has arisen to purchase a well presented and tastefully decorated semi detached property. The property offers three bedrooms and an attic room and boasts a lovely open-plan kitchen/diner-family room as well as having a choice of a further two reception rooms and benefits from a ground floor WC and first floor family bathroom. There is mains gas fired central heating (with the exception of the utility room) and double glazing. Externally there is a good sized rear and side garden which offers potential to extend (stpp), ample off road parking to the rear, a hardstanding which is ideal for parking a larger vehicle and double garage.





Entrance Hallway:

Understairs storage cupboard, laminate flooring, stairs to first floor, double panel radiator.

Cloakroom:

Corner wash hand basing and WC, laminate flooring.

Lounge: FU

4.32m x 4.27m (14'2" to bay x 14'0")

Double glazed bay window to front elevation, laminate flooring, feature fireplace with multi fuel fire brick inset and wooden mantle, ceiling rose, double panel radiator.





Sitting Room:

3.96m x 3.43m (13'0" x 11'3")

Internal sliding sash window to kitchen, ornamental feature fireplace with decorative wooden mantle, laminate flooring, single panel radiator.

Kitchen-Diner/Family Room:

6.32m x 5.94m (20'9" x 11'9"/19'6")

Open-plan and L-shaped, part polycarbonate roof, double glazed French doors to side, double glazed window to rear, kitchen area fitted with a range of wall and base units, breakfast bar, 1½ bowl sink unit and draining board, Range cooker with 5 gas rings, hot plate, double oven and grill, stainless steel splashback and extractor fan over, two double panel radiators.

Utility Room:

2.08m x 2.06m (6'10" x 6'9")

Double glazed glass panel door to rear, fitted wall units, laminate flooring, plumbing for

wa
gas
cer
roo



First Floor Landing:

Spiral staircase to attic room.

Bedroom One:

3.76m x 3.15m (12'4" x 10'4")

Double glazed window to side, laminate flooring, double panel radiator.

Bedroom Two:

3.05m x 2.79m (10'0" x 9'2")

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



Bedroom Three:

5.38m x 2.74m (17'8" to bay x 9'0" to wardrobes)

Double glazed bay window to front, laminate flooring, fitted wardrobes, single panel radiator.

Bathroom:

3.05m x 1.93m (10'0"/9'3" x 6'4")

Double glazed window to front, laminate flooring, suite comprises panelled bath with hand held shower unit, wash hand basin in vanity unit, WC, shower enclosure with tiled splashback, downlighters, heated towel rail, walls tiled to ceiling.

Attic Room:

5.38m x 4.98m (17'8" x 16'4" plus storage area)

Velux style window to front, Keylite window to rear, recess storage area providing ample storage.





Externally:

The property is situated in a slightly elevated position with side pedestrian access to a good sized rear and side garden mainly laid to lawn ,paved patio area, ample off road parking to the rear via a rear lane access leading to a **double garage** with electric remote roller door, power and lighting connected also cold water plumbing, also a hardstanding ideal for parking a larger vehicle eg caravan or motorhome. There is potential to extend the property (stpp).

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

C.

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

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