



Heol Las, Ammanford, SA18 3EB

Offers In Region Of £140,000



Calow Evans  
Estate Agents

01269 543128  
[www.calowevans.co.uk](http://www.calowevans.co.uk)



## Heol Las, Ammanford, SA18 3EB

Located within a reasonable walking distance of Ammanford town center, this larger-than-average semi-detached property offers great potential. The three-bedroom home could easily be converted into a four-bedroom residence by dividing the master bedroom. While the property requires some upgrading, it features well-proportioned rooms, including three reception rooms and a bathroom on the first floor. Externally, you will find a driveway, a detached garage, and a generously sized rear garden. Viewing is essential to fully appreciate the potential this property has to offer.

Ammanford town offers good shopping and leisure facilities, access to the M4 motorway is via junction 49 at Pont Abraham. Internal viewing is highly recommended to fully appreciate the accommodation offered.







**Accommodation:**

**Entrance Porch:**

Tiled floor, double glazed window to front.

**Entrance Vestibule:**

Tiled floor.









## Entrance Hallway:

Double panel radiator, stairs to first floor, understairs storage cupboard.

## Sitting Room:

3.58m x 3m (11'9" (to chimney breast) x 9'10")

Double glazed window to front, single panel radiator, opening to:

## Lounge

3.76m x 2.95m (12'4" x 9'8")

Double glazed window to side, single panel radiator.

## Inner Hallway

Singe glazed panel door to side, single panel radiator.

## Dining Room

5.23m x 3.63m (17'2" x 11'11"/7'7")

Double glazed window to side, two single panel radiators.

## Kitchen/Breakfast Room

5.16m x 4.17m (16'11" x 13'8"/7'11")

Double glazed window to rear and side, single panel radiator, fitted with wall & base units, sink & draining board unit, plumbing for washing machine, storage cupboard, oil boiler providing domestic hot water & central heating.

## Sun Room

2.92m x 2.77m (9'7" x 9'1"/8'6")

Double glazed French doors to rear, radiator

## First Floor Landing

Single panel radiator, cupboard housing hot water tank, storage cupboard.

## Bedroom One

5.16m x 3.68m (16'11" (to alcove) x 12'1")

Two double window to front, please note there is no radiator in this room.





## Bedroom Two

3.38m x 3.05m (11'1" x 10'0")

Double glazed window to side, single panel radiator.

## Bedroom Three

3.12m x 2.46m (10'3" x 8'1"/7'2")

Double glazed window to rear, single panel radiator.

## Bathroom

3.2m x 1.8m (10'6" x 5'11")

Double glazed window to rear, suite comprising panelled bath, WC, bidet, pedestal wash hand basin, radiator.

## Externally

Side driveway, detached garage, side pedestrian access to a generous size rear garden comprising paved patio areas, gravelled areas, storage sheds, flowers, trees & shrubs, oil tank.

## Services

We are advised that mains services are connected. Oil fired central heating.

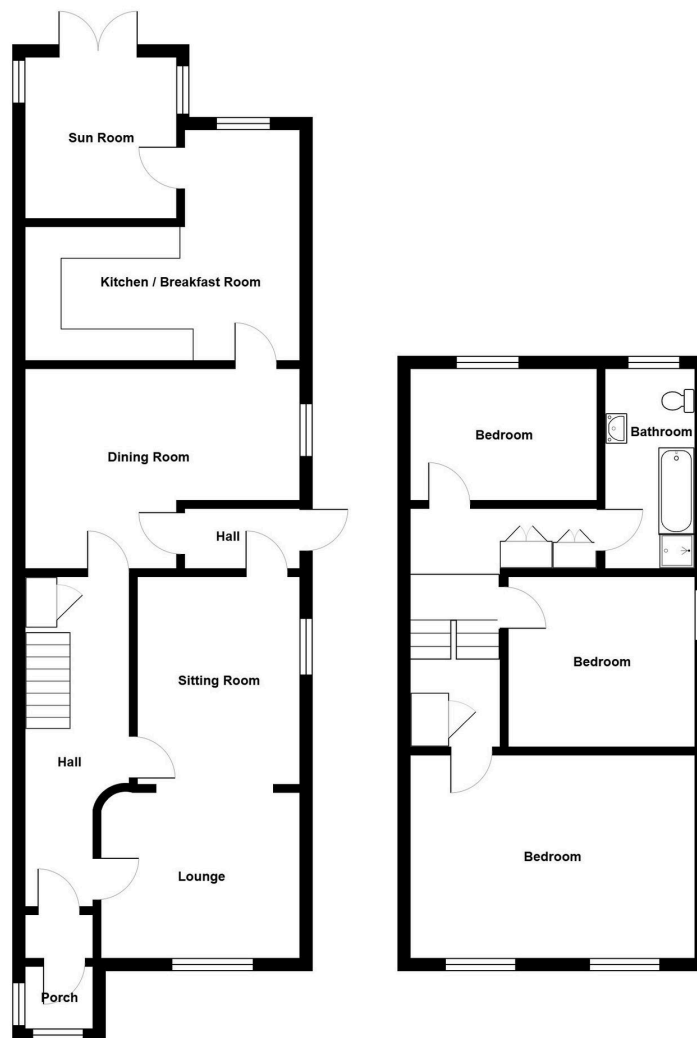
## Council Tax

## Tenure

Freehold

## 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