



Maes Yr Haf, Ammanford, SA18 3TS

Offers In Region Of £245,000



Calow Evans
Estate Agents

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This immaculately presented two-bedroom detached bungalow is located on a development of similar properties on the outskirts of Ammanford town centre. The current owners have upgraded the home to feature a modern fitted kitchen with solid wood worktops and integrated NEFF appliances. It includes gas-fired central heating and double glazing throughout. Externally, the property offers a driveway with ample parking, a carport, a detached garage, and a low-maintenance, pleasant rear garden.

The development is situated in a sought after location on the outskirts of Ammanford town centre which offers good shopping and leisure facilities. Primary and secondary schools are also located in the town. Access to the M4 motorway is via junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Double glazed glass panel door to side, built in storage.

Lounge Diner

4.9m x 4.44m (16'1" x 14'7"/11'8")

Double glazed windows to front, double glazed window to side, double panel radiator, laminate flooring, feature fireplace.





Kitchen/Breakfast Room

5.99m x 2.16m (19'8" x 7'1")

Double glazed stable style door & double glazed window to side, fitted with a range of wall and base units, solid wood worktops, NEFF integrated fridge/freezer, microwave, eye-level oven & grill, dishwasher, single panel radiator.

Inner Hallway

Laminate flooring.

Bedroom One

3.58m x 3.18m (11'9" x 10'5")

Double glazed window to rear, laminate flooring, radiator.

Bedroom Two

3.51m x 2.62m (11'6" x 8'7")

Double glazed window to rear, single panel radiator.

Bathroom

2.67m x 2.62m (8'9" x 8'7"/5'2")

Two double glazed windows to side, heated towel rail, suite comprising WC, wash hand basin in vanity unit, panelled bath with mains shower over, cupboard housing Worcester gas boiler and plumbing for washing machine.

Externally

Lawned area to front, resin driveway offering ample parking, car port, detached garage, side pedestrian access to a pleasant rear garden comprising lawned area, decked area, glass house.

Services

We are advised that mains services are connected.

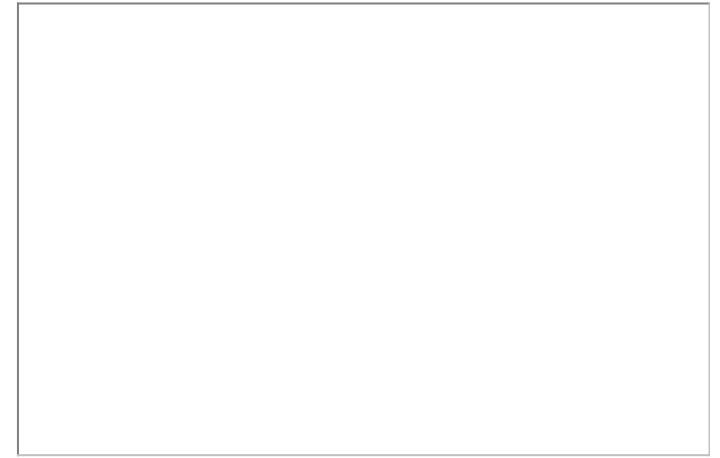
Tenure

Freehold

Council Tax

Band C



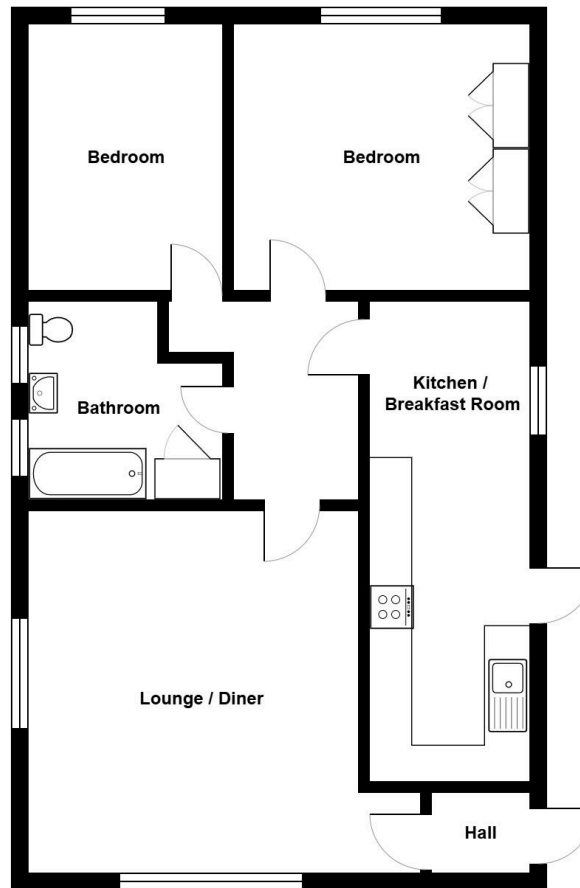


Broadband/Mobile Phone Coverage

We are advised that superfast broadband & mobile phone coverage is available in this area.

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

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