



Fairoak, Pontamman, Ammanford, SA18

Offers In Region Of £275,000



Calow Evans
Estate Agents

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Fairoak, Pontamman, Ammanford, SA18

A well presented three bedroom detached property situated in a slightly elevated position on a sought after development benefiting from views from the front and rear gardens. The property enjoys open-plan living accommodation, a sun lounge with separate access to the patio area, ground floor WC and first floor family bathroom. There is mains gas fired central heating, a multi fuel fire located in the lounge and double glazing to the property. Externally a terraced front garden and patio, side driveway, garage and a good sized rear garden with views.

Pontamman is conveniently situated to all the amenities Ammanford town centre has to offer including primary and secondary schools, leisure centre, riverside walks and cycle paths. Ease of access to the M4 motorway is via junction 49 at Pont Abraham. Internal viewing is highly recommended.





Entrance Porch:

Patterned tiled flooring, door to hallway.

Entrance Hallway:

Laminate flooring, downlighters, understairs storage cupboard housing the gas boiler providing domestic hot water and central heating, stairs to first floor, radiator with decorative cover.

Cloakroom:

1.32m x 1.32m (4'4" x 4'4")

Double glazed obscure window to side, WC, pedestal wash hand basin, tongue and groove to half way, patterned tiled flooring, heated towel rail.





Kitchen:

3.43m x 3.25m (11'3" x 10'8")

Open-plan to lounge/dining room, double glazed door and double glazed window to rear, laminate flooring, fitted with a range of wall and base units, single bowl sink unit and draining board, Beko range cooker with five gas burners, double oven and grill with extractor fan over, space for fridge freezer, part tiled walls, integrated dishwasher, breakfast bar, under pelmet lighting, downlighters.

Lounge/Dining Room:

6.68m x 3.2m (21'11" x 10'6")

Open-plan to kitchen, double glazed bay window to front, laminate flooring, multi fuel fire on hearth and feature tiling to wall, double panel radiator, opening to sun-lounge.

Sunlounge:

3.61m x 3.1m (11'10" x 10'2")

Double glazed glass door opening to side patio, laminate flooring. radiator with decorative cover.



First Floor Landing:

Double glazed window to side.

Bedroom One:

4.17m x 3.23m (13'8" x 10'7")

Double glazed window to rear, single panel radiator.

Bedroom Two:

3.3m x 3.25m (10'10" x 10'8")

Double glazed window to rear, single panel radiator.



Bedroom Three:

3.23m x 2.39m (10'7" x 7'10")

Double glazed window to front, feature part panelling to wall, single panel radiator.

Bathroom:

3.1m x 1.35m (10'2" x 4'5")

Double glazed obscure window to front, suite comprises panelled bath with shower over and dual shower heads, shower screen, WC, wash hand basin in vanity unit with fixed mirror above, downlighters, laminate flooring, heated towel rail.

Externally:

The property is situated in a slightly elevated position, patio area enjoying views to the fore, terraced low maintenance garden and side driveway leading to single garage. Side pedestrian access to a private rear garden, paved patio and garden shed, outside tap, steps up to a terraced lawned garden and decking patio to the rear view views.





Services:

We are advised mains services are connected.

Tenure:

Freehold.

Council Tax:

Broadband/Mobile Phone Coverage:

Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue until reaching the next junction in Pontamman and turn left. Take the next available right hand turning into the development. Take the third left onto Fair Oak whereby the property will be 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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