



48 Talbot Road

£245,000



Calow Evans
Estate Agents

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48 Talbot Road

This recently refurbished four-bedroom property is conveniently located within a reasonable walking distance of Ammanford town center. The home features contemporary living spaces and has been upgraded to a high standard. It includes a ground floor bathroom, a utility room, and a cloakroom on the first floor. The property benefits from gas-fired central heating and double glazing. Externally, there is off-road parking and an enclosed rear garden. In our opinion, it is an ideal family home due to its close proximity to the amenities offered by Ammanford Town Centre.

Ammanford provides good shopping and leisure facilities, with additional out-of-town retailers located at Cross Hands Business Park. Easy access to the M4 motorway is available via Junction 49 at Pont Abraham. This property is perfect for first-time buyers or investors.





Accommodation:

Entrance Hall

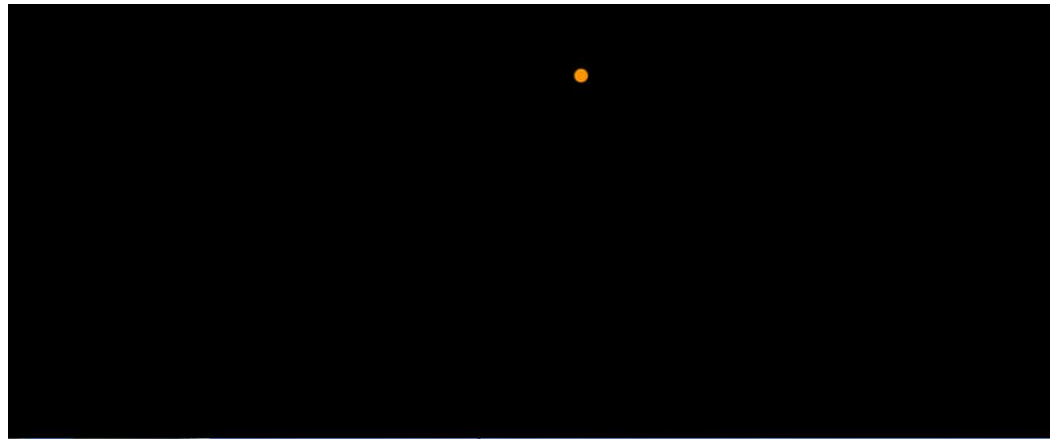
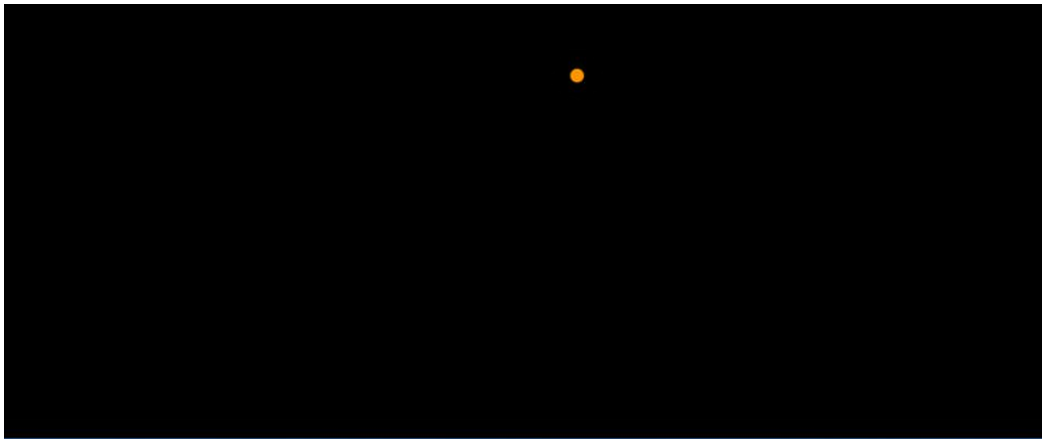
Double panel radiator.

Lounge

4.01m x 3.53m (13'2" x 11'7"/9'2")

Double glazed window to front, double panel radiator.





Kitchen/Family Room/Diner

6.78m x 4.8m (22'3" x 15'9"/8'10")

Double glazed window to rear, double glazed French doors to side, kitchen fitted with wall & base units, integrated dishwasher, eye-level electric oven, ceramic hob & extractor fan over, double panel radiator.

Utility Room

Double glazed window to rear, wall-mounted gas boiler providing domestic hot water & central heating, fitted with base units, worktop, plumbing for washing machine.

Bathroom

2.16m x 1.85m (7'1" x 6'1")

Double glazed window to rear, heated towel rail, suite comprising panelled bath with main shower & rain-shower, WC, pedestal wash hand basin.



First Floor Landing

Single panel radiator. Access to loft.

Bedroom Two

3.73m x 2.87m (12'3" x 9'5")

Double glazed window to front, single panel radiator.

Bedroom One

3.96m x 2.84m (13'0"/12'5" x 9'4")

Double glazed window to rear, double panel radiator.



Bedroom Three

2.9m x 2.13m (9'6" x 7'0")

Double glazed window to rear, single panel radiator.

Bedroom Four

2.69m x 1.96m (8'10" x 6'5")

Double glazed window to front, single panel radiator.

WC

WC, wash hand basin in vanity, heated towel rail.





Externally

Gravelled driveway to the front providing off road parking, side pedestrian access to the rear garden mainly laid to lawn, outside WC, storage shed. Please note the neighbouring property enjoys pedestrian right of way to the rear.

Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band B

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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