



High Street, Ammanford, SA18 2ND

Offers In Region Of £249,950



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

High Street, Ammanford, SA18 2ND

A spacious four-bedroom detached family home, ideally located within easy walking distance of Ammanford town centre and local amenities. This attractive property offers flexible living accommodation with two staircases to the first floor, a shower room to the master bedroom, a ground floor cloakroom, a first floor family bathroom, and an open en-suite bathroom to the attic room. Further benefits include gas-fired central heating and double glazing throughout. Externally, the property boasts an enclosed rear garden, a detached garage, and parking. Early viewing is highly recommended to fully appreciate the generous living space and excellent location this home provides.

Ammanford town centre offers good shopping and leisure facilities to include primary and secondary schools, indoor swimming pool and leisure centre. Ease of access to the M4 motorway is via junction 49 at Pont Abraham.





Accommodation:

Entrance Hall

Quarry tiled floor, stairs to first floor, opening to:

Dining Room

6.35m x 3.66m (20'10" x 12'0"/8'8")

Double glazed window to front, three radiators, laminate flooring, opening to:





Lounge

6.35m x 3.1m (20'10" x 10'2"/9'2")

Double glazed window to front & rear, wood flooring, log burner set in fireplace.

Kitchen/Breakfast Room

4.88m x 4.72m (16'0"/13'2" x 15'6")

Two double glazed windows to side, stairs to master bedroom, fitted with wall & base units, plumbing for dishwasher Belfast sink, space for Rangemaster style oven, radiator, storage cupboard.

Utility Room

Double glazed window & door to side, Belfast sink, tumble dryer.



WC

Double glazed window to side, WC, tiled floor.

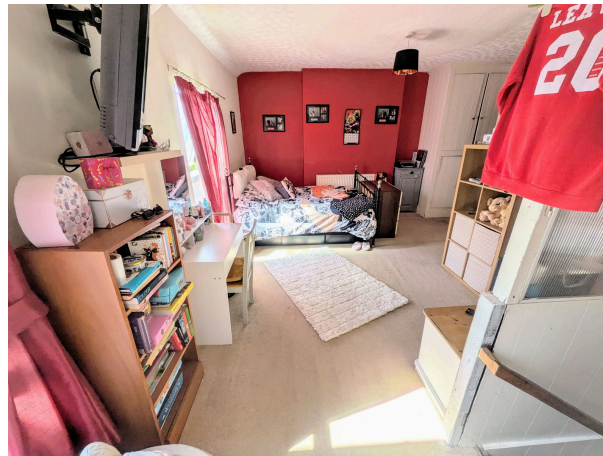
First Floor Landing

Stairs to attic room

Bedroom One

5.28m x 4.78m (17'4" x 15'8"/10'9")

Stairs to kitchen, double glazed windows to side, radiator, cupboard housing Worcester gas boiler providing domestic hot water & central heating.



Shower Room

Heated towel rail, mains shower in enclosure.

Bedroom Two

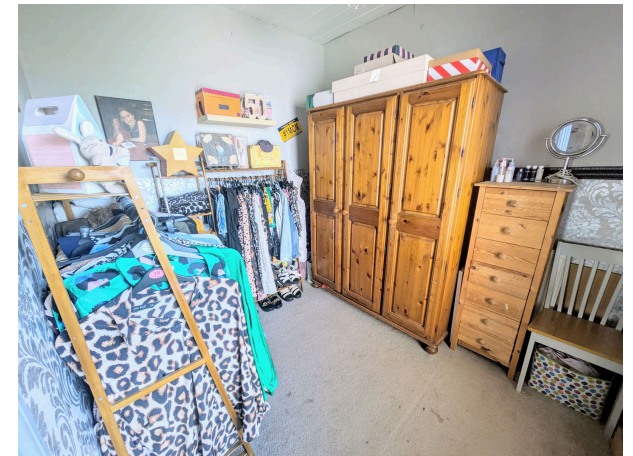
3.58m x 2.69m (11'9" x 8'10")

Double glazed window to front, radiator.

Bedroom Three

3.56m x 2.39m (11'8" x 7'10")

Double glazed window to front, radiator.





Bedroom Four

2.72m x 2.36m (8'11" x 7'9")

Double glazed window to rear, radiator.

Attic Room

6.98m x 4.34m (22'11" x 14'3")

Two Velux-style windows, radiator, corner Jacuzzi bath, WC, pedestal wash hand basin.

Externally

Enclosed forecourt with side pedestrian access to an enclosed rear garden mainly laid to lawn, log stores. Detached garage to the rear with parking to the front.



Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band E



Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are 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.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128