



39 Lon Y Felin

Offers In Region Of £129,950



Calow Evans
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Situated in the charming semi-rural village of Garnswllt, this property offers an excellent opportunity for first-time buyers. The home features two generously sized double bedrooms and a family bathroom located on the first floor. Benefiting from oil-fired central heating and double glazing. Externally, the property boasts ample off-road parking to the front, along with a good-sized garden.

The village of Garnswllt is situated in a semi rural location but not too distant from the required amenities. Ammanford town is approximately a 10 minute drive where you can find a range of shopping and leisure amenities. Access to the M4 motorway is via junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

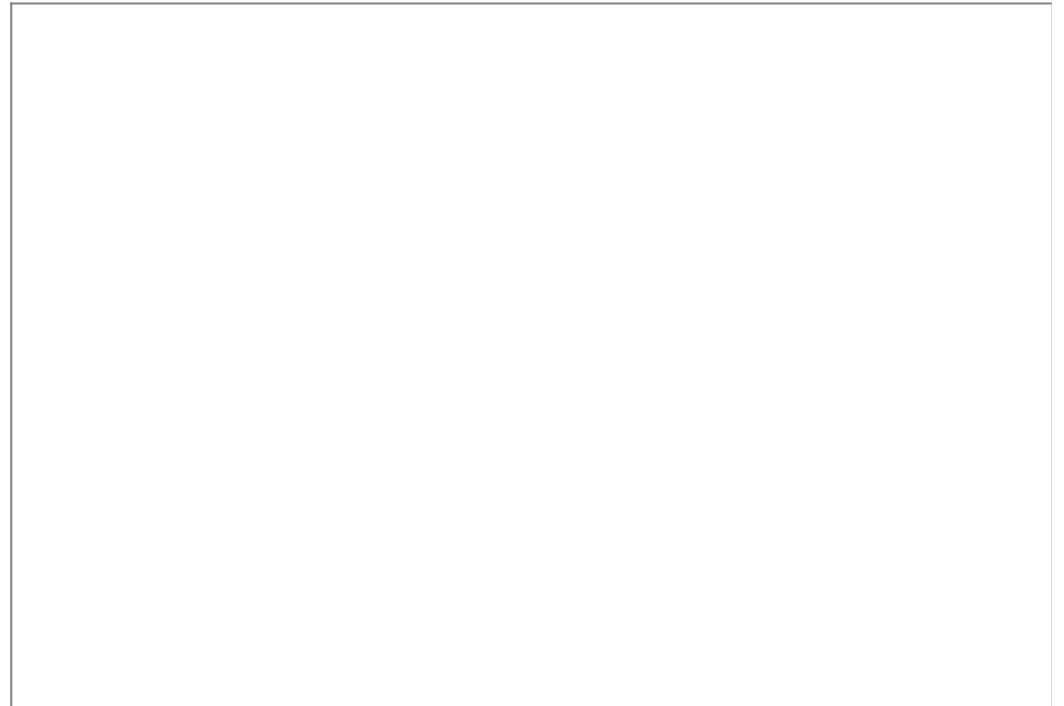
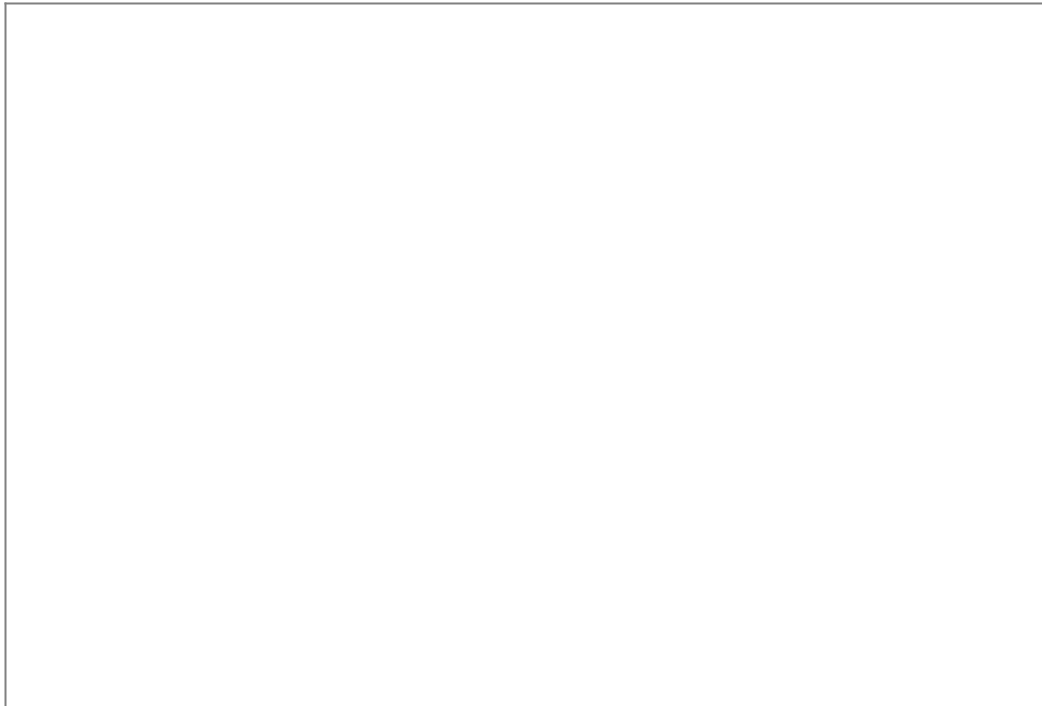
Stairs to first floor, radiator.

Lounge/Dining Room

5.92m x 3.4m (19'5" x 11'2"/9'6")

Double glazed windows to front & rear, two radiators.





Kitchen

2.69m x 2.26m (8'10" x 7'5")

Double glazed window to rear. Fitted with wall & base units, plumbing for washing machine, stainless steel sink & draining board unit, electric oven, hob & extractor fan over, tiled floors, part tiled walls, under-stairs storage cupboard.

First Floor Landing

Double glazed window to side, access to loft.

Bedroom One

3.99m x 2.72m (13'1"(plus recess) x 8'11")

Two double glazed windows to front, radiator.

Bedroom Two

3.15m x 3.1m (10'4" x 10'2")

Double glazed window to rear, radiator.

Bathroom

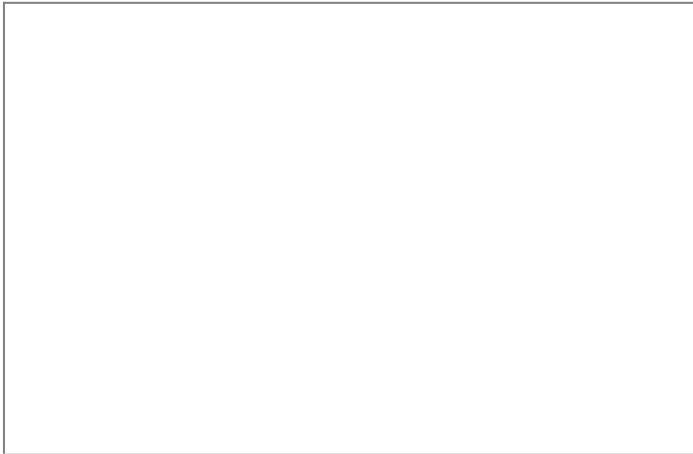
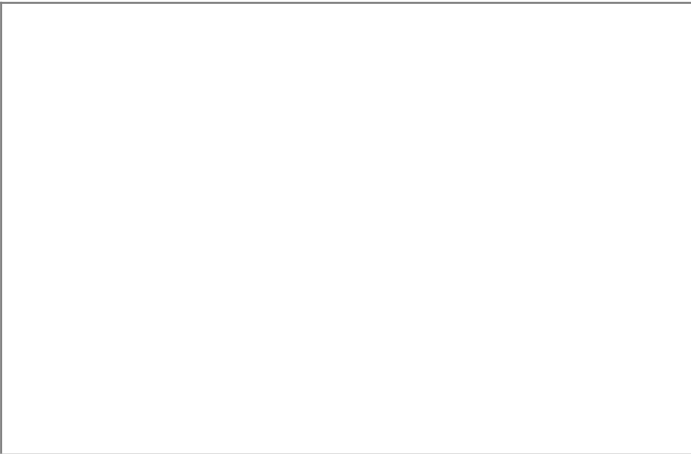
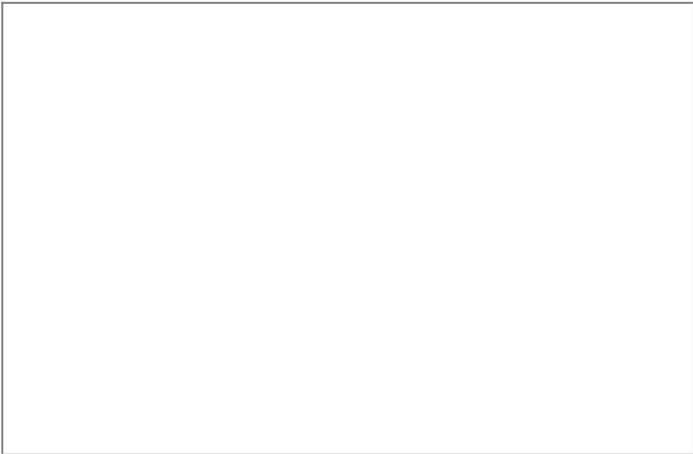
Double glazed window to rear, suite comprising panelled bath, electric shower over, WC, wash hand basin in vanity unit,

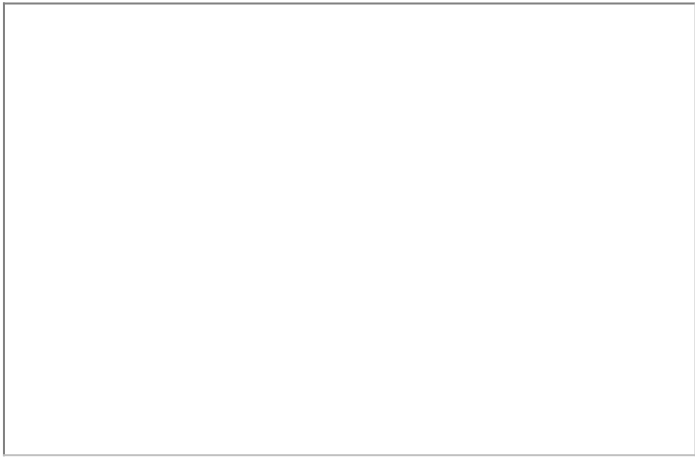
Externally

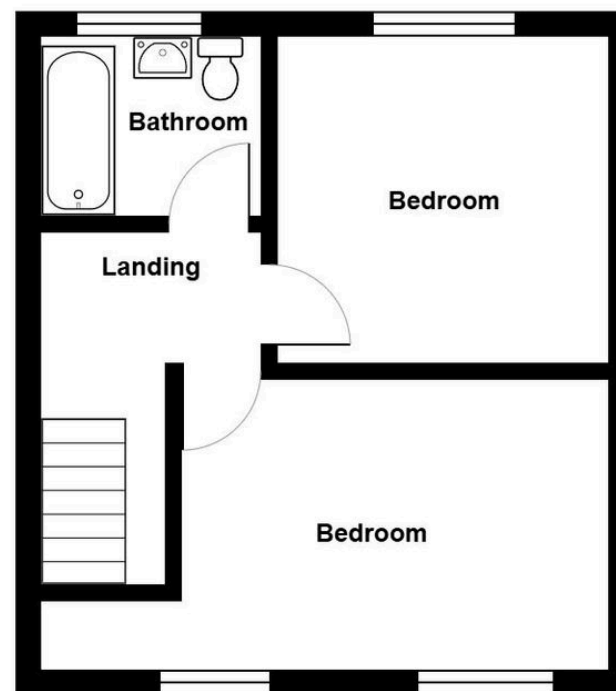
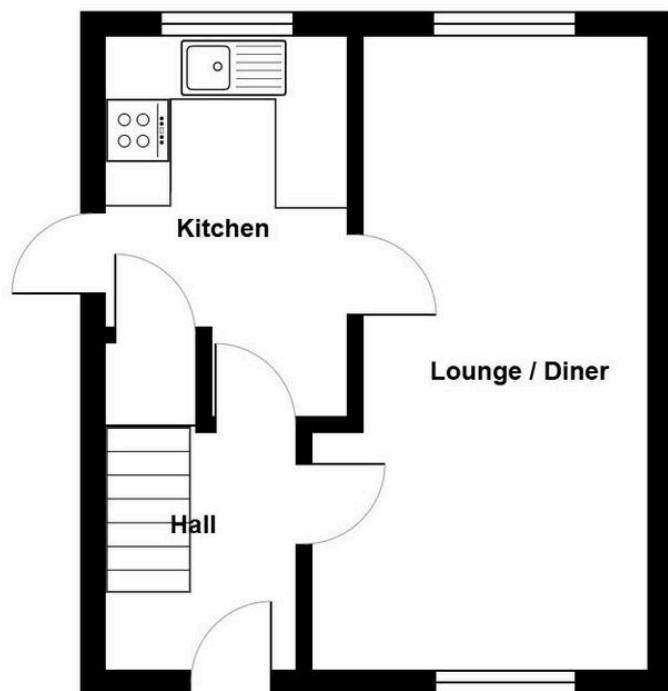
Gated ample parking to the front, front garden laid to lawn, side pedestrian access to a generous size rear garden mainly laid to lawn, storage shed with plumbing for washing machine, two further storage sheds, oil tank, external oil boiler.

Services

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







All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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