



39 Lon Y Felin

Offers In Region Of £129,950



Calow Evans
Estate Agents

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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

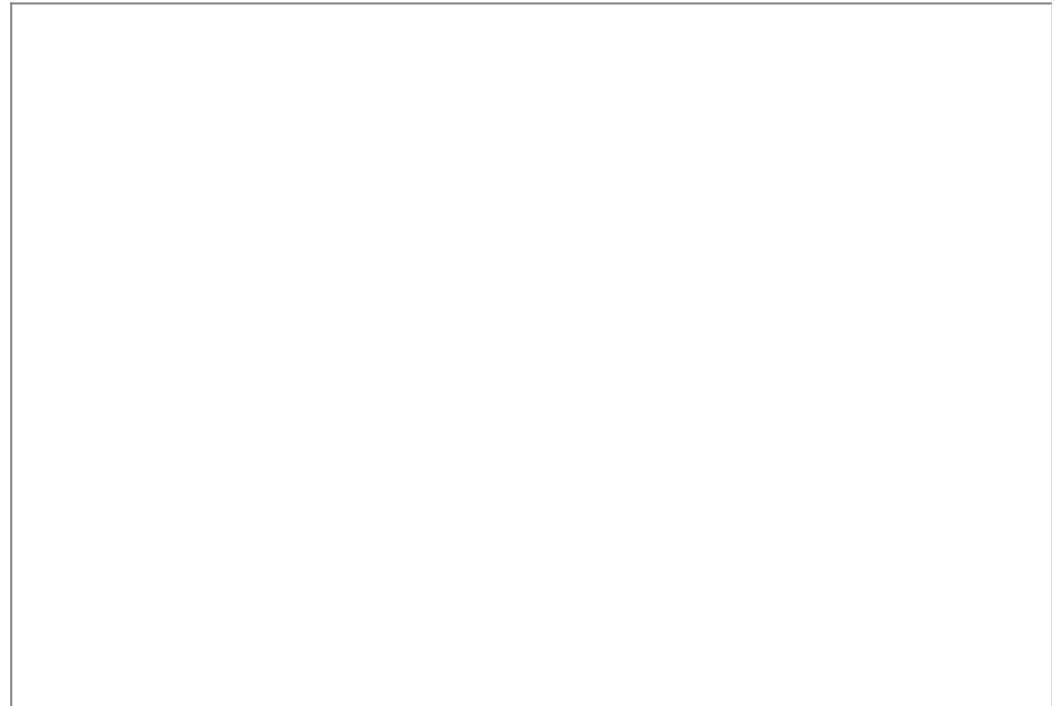
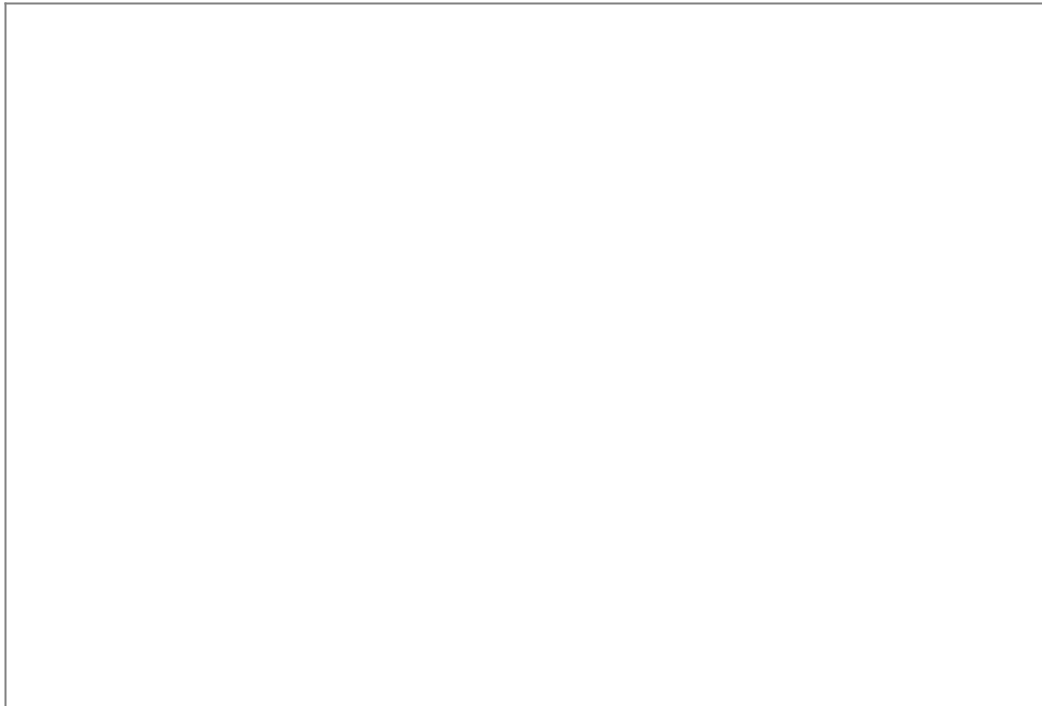
Stairs to first floor, radiator.

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

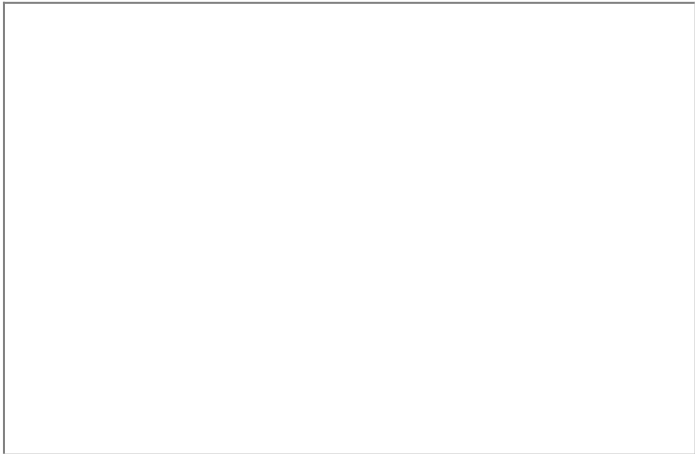
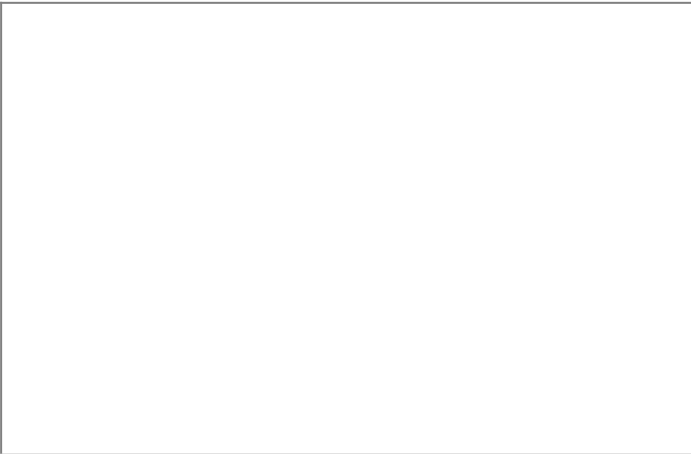
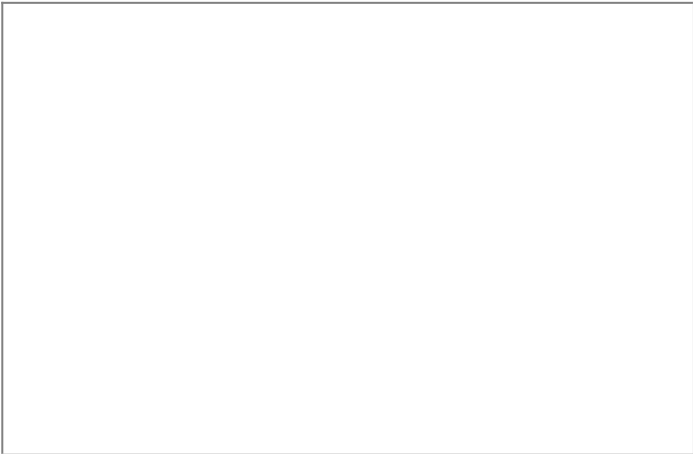
We are advised that mains services are connected. Oil-fired central heating.

Tenure

Freehold

Council Tax

Band A



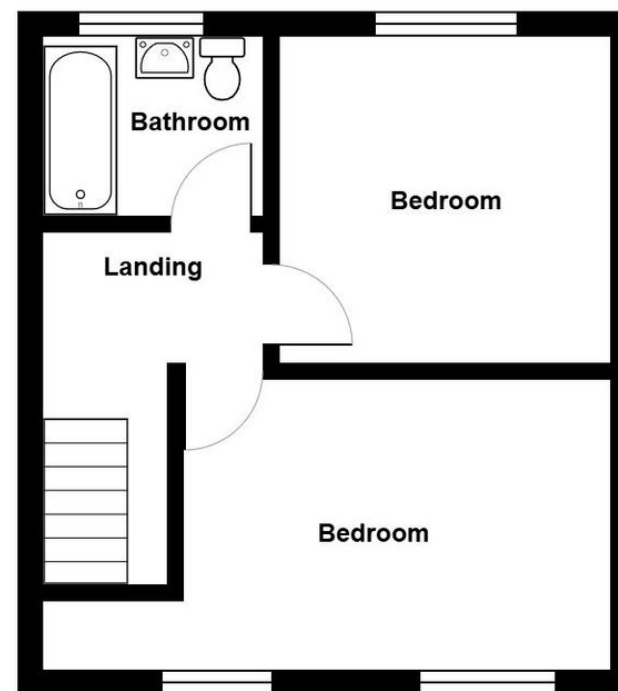
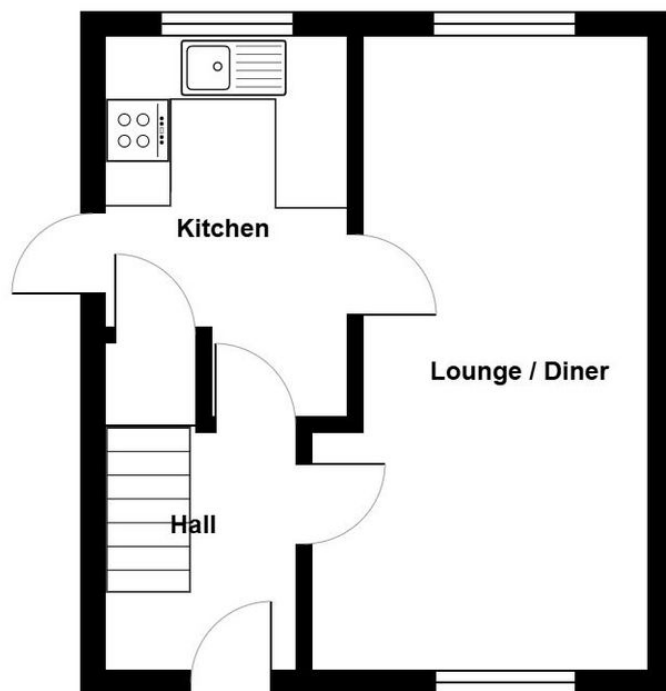


Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and 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

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Office Contact

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