



Heol Cae Pownd, Cefneithin, SA14 7BZ

Offers In Region Of £229,950



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)



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## Accommodation:

### Entrance Hall

Single panel radiator.

### Lounge

4.78m x 3.2m (15'8" x 10'6")

Double glazed window to front, radiator.









## Inner Hallway

Stairs to first floor.

## Cloakroom

WC, wash hand basin, radiator.

## Kitchen/Diner

5.72m x 2.49m (18'9" x 8'2"/7'4")

Double glazed window to rear, double glazed French doors to rear, radiator, fitted with a range of wall & base units, built-in electric oven, gas hob, extractor fan over, plumbing for washing machine, space for tumble dryer, sink & draining board, cupboard housing wall-mounted gas boiler providing domestic hot water & central heating.

## First Floor Landing

Double glazed window to side, storage cupboard.

## Bedroom One

5.72m x 2.69m (18'9"/13'3" x 8'10")

Two double glazed windows to front, radiator, door to:

## Ensuite

Double glazed window to side, radiator, suite comprising mains shower in enclosure, WC, wash hand basin, part-tiled walls.

## Bedroom Two

3.53m x 2.67m (11'7" x 8'9")

Double glazed window to rear, radiator.

## Bedroom Three

3.02m x 2.24m (9'11" x 7'4")

Double glazed window to rear, radiator.

## Bathroom

2.69m x 1.96m (8'10"/5'7" x 6'5")

Suite comprising panelled bath, WC, pedestal wash hand basin, part tiled walls, radiator.





## Externally

Tarmacadam driveway leading to an integral garage, side pedestrian access to an enclosed rear garden comprising paved patio area, artificial grass area, gravelled area, raised flower bed, storage shed.

## Services

We are advised mains services are connected.

## Tenure

Freehold

## Council Tax

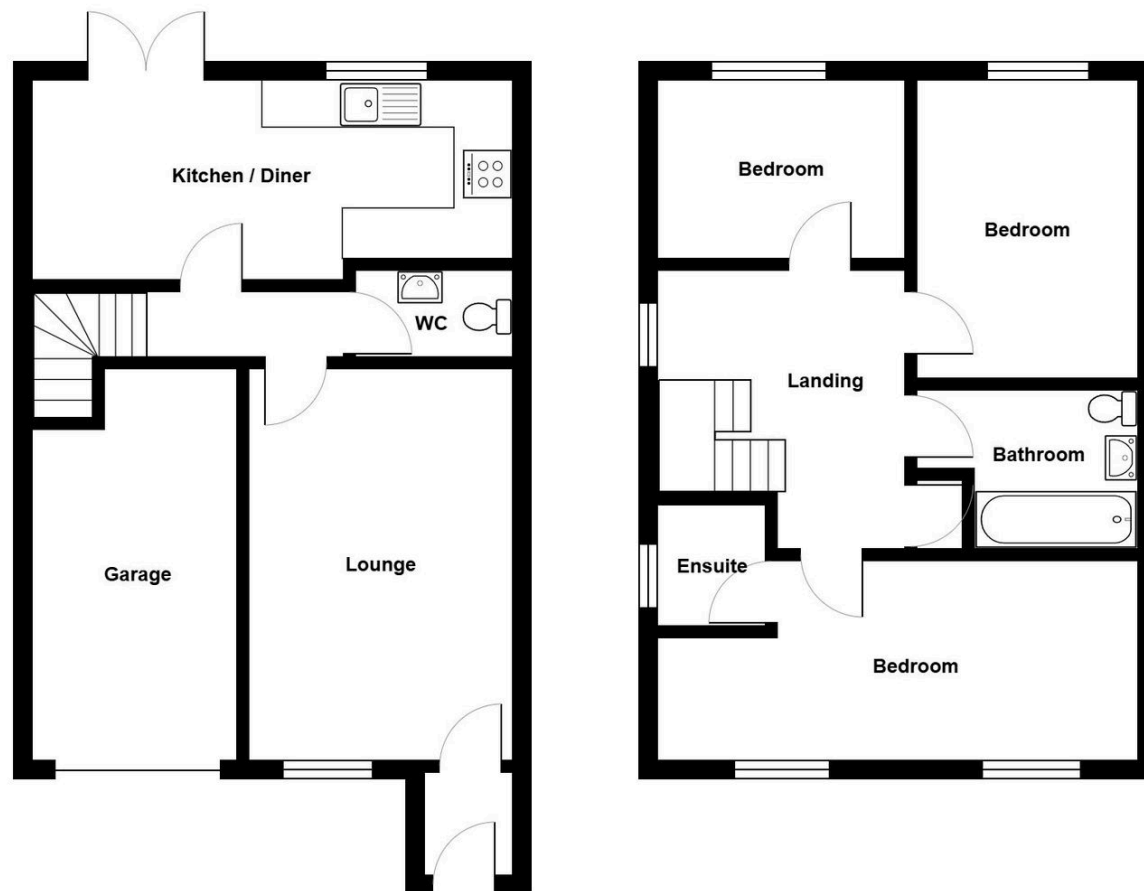
Band C

## Broadband/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.



All measurements are approximate and for display purposes only



### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128