



College Street, Ammanford, SA18 2BR

£375,000



Calow Evans
Estate Agents

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Situated within easy walking distance of the town centre, this beautifully presented five-bedroom home offers an exceptional blend of period charm and modern comfort. The property retains many delightful original features, including quarry-tiled floors, high ceilings, picture rails, and decorative coving, while offering spacious and versatile accommodation throughout. The stylish kitchen is fitted with granite worktops, and the home benefits from both a ground-floor shower room and a first-floor family bathroom. Each room is well proportioned, with gas-fired central heating and double glazing. Outside, the property boasts ample off-road parking and a generous, mature rear garden — perfect for relaxing or entertaining.

This wonderful home is ideal for families seeking character, space, and convenience within easy reach of local shops, schools, and amenities.





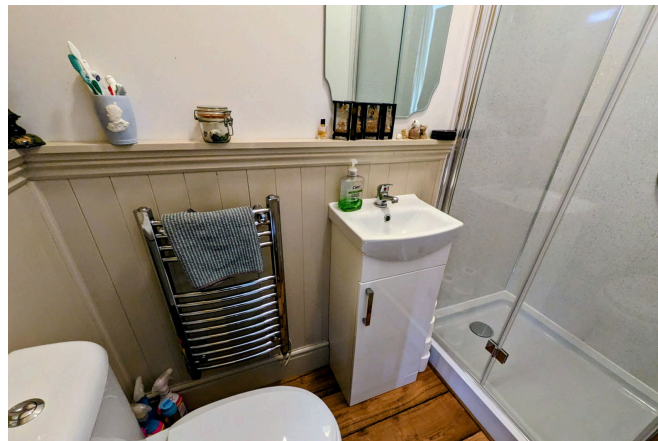
Accommodation:

Entrance Vestibule:

Quarry tiled floor, door to:

Entrance Hall

Quarry tiled floor, stairs to the first floor, single panel radiators, decorative dado rail, under-stairs storage cupboard.





Lounge

5.13m x 3.99m (16'10" x 13'1")

Double glazed bay window to front, radiator, feature Victorian fireplace, picture rail, decorative coving, exposed floorboards.

Kitchen/Diner

9.09m x 3.91m (29'10" x 12'10"/11')

Double glazed bay window to front, double glazed window to side, double glazed bi-folding doors to rear, vertical radiator, fitted with a range of wall & base units, kitchen island, granite worktops, integrated dishwasher, inset sink unit, space for Rangemaster-style oven, oak flooring.

Bedroom/Study

4.17m x 3.23m (13'8" x 10'7"/7'5")

Double glazed French doors to rear, oak flooring, door to en-suite.



Ensuite

Heated towel rail, WC, wash hand basin in vanity, mains shower in enclosure with 'respatex' walls,

Utility Room

2.31m x 2.16m (7'7" x 7'1")

Double glazed door to side, double glazed windows to rear, plumbing for washing machine, space for dishwasher, tiled floor.

First Floor Landing

Double glazed window to rear, radiator, decorative dado rail.



Bedroom One

5.13m x 3.71m (16'10" x 12'2"/8'7")

Double glazed bay window & window to front, two radiators, exposed floorboards.

Bedroom Two

5.21m x 2.74m (17'1" x 9'0")

Double glazed bay window to front, radiator, floorboards, picture rails.

Bedroom Three

3.89m x 3.4m (12'9" x 11'2")

Double glazed window to rear, radiator, floor, storage cupboard housing gas boiler providing domestic hot water & central heating.





Bedroom Four

3.91m x 3.45m (12'10" x 11'4")

Double glazed window to rear, radiator.

Bathroom

3.91m x 2.11m (12'10" x 6'11")

Double glazed window to side, vertical radiator, suite comprising roll top bath with mixer taps, electric shower in enclosure, pedestal wash hand basin, WC, heated towel rail, part tiled walls.

Externally

Side driveway providing ample parking & potential to build garage (stpp) side pedestrian access to a beautiful mature rear garden with an abundance of flowers trees & shrubs, lawned areas, block built storage sheds, outside tap.



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 the 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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