



Pentwyn Road, Betws, Ammanford, SA18

Offers In Region Of £475,000



Calow Evans
Estate Agents

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Pentwyn Road, Betws, Ammanford, SA18

We have great pleasure in offering for sale a beautifully presented four bedroom high quality traditional home offering timeless charm, generous proportioned rooms, exceptional craftsmanship throughout and a warm welcoming atmosphere. This high quality home exudes character and quality, constructed with attention to detail and a layout designed for comfortable family living. This is an unique property on the market to offer a detached first floor one bedroom annexe with a double garage below and an utility room. A good sized level garden with secure ample parking ideal for larger vehicles and lovely views to the rear also overlooking a peaceful park with well-kept lawns and established trees which creates a pleasant relaxing outlook.

Pentwyn Road is located on the outskirts of Ammanford town centre occupying a prime position in one of the most desirable residential area's within easy reach of the town's shops and amenities.





Reception Hall:

4.27m x 2.36m (14'0"/9'10" x 7'9")

Currently utilised as a study/children's play room. Approached via a PVC door, double glazed window to front, ceiling rose, original coving to ceiling, feature stained glass internal window, wood flooring, double panel radiator.

Lounge:

4.24m x 4.14m (13'11" x 9'7"/13'7")

Double glazed window to front, wood flooring, feature stone fireplace and chimney breast with wooden mantle adding warmth and style to the room and complementing the traditional interiors, original coving to ceiling, radiator with stylish radiator cover.



Sitting Room:

4.44m x 2.97m (14'7" x 9'5"/9'9")

Double glazed window to side elevation, wood flooring, feature stone fireplace and chimney breast with tiled hearth and wooden mantle, original coving to ceiling, ceiling rose, double panel radiator, opening to kitchen.



Kitchen/Dining Room:

5.82m x 3.76m (19'1" x 12'4")

Double glazed window and double glazed French doors to rear, the kitchen is designed and finished to the highest standard and feature solid wood cabinetry crafted units and kitchen island, double Belfast sink, Leisure range cooker with five gas burners, double oven and grill and extractor fan over, plate rack, beams to ceiling, double panel radiator.

Side Lobby:

Double glazed glass panel door to side, stairs to first floor, Victorian chequer tiled floor, understairs storage cupboard, original coving to ceiling and ceiling rose, radiator with stylish radiator cover.

Cloakroom:

Tongue and groove to half way, WC, wash hand basin in vanity unit, tiled floor, single panel radiator.

**Utility Room:**

3.71m x 3.15m (12'2" x 7'7"/10'4")

Double glazed obscure window to rear, tiled floor, fitted with wall and base units, plumbing for washing machine, ceiling rose, shower and drainage with Respatex splashback, cupboard housing the gas boiler providing domestic hot water and central heating, double panel radiator.

First Floor Landing:

Split-level landing, single panel radiator, airing cupboard with radiator and shelving

Master Bedroom:

3.78m x 3.71m (12'5" x 8'11"/12'2")

Double glazed window to rear, wall light connections, double panel radiator.

**En-Suite:**

2.69m x 1.78m (8'10"/6'6" x 5'10")

Double glazed obscure window to side, WC, pedestal wash hand basin, shower enclosure with Respatex splashback, single panel radiator.

Walk-In Wardrobe:

2.16m x 1.85m (7'1" x 6'1")

Double glazed window to rear, entrance to loft, single panel radiator.

Cloakroom:

Tongue and groove to half way, WC.





Bathroom:

2.13m x 2.13m (7'0" x 7'0")

Double glazed obscure window to side, suite comprises panelled bath, tile splashback, pedestal wash hand basin, double panel radiator.

Bedroom Two:

4.5m x 3.43m (14'9" x 8'11'3")

Two double glazed windows to front, wood flooring, feature beams to ceiling, two double panel radiators.

En-Suite & Dressing Room:

3.4m x 2.82m (11'2" x 9'3")

Double glazed window to front, wood flooring, shower enclosure with Respatex splashback, glass counter top wash hand basin.



Bedroom Three:

3.33m x 3.33m (10'11" x 8'4"/10'11")

Double glazed window to side, wood flooring, built in wardrobe, single panel radiator.

Second Floor Landing Area:

Fakro window, built in cupboards walk through to bedroom four.

Bedroom Four:

5.08m x 4.67m (16'8" x 15'4")

Two Fakro windows with views to the rear, storage to eaves, feature beams to ceiling, two double panel radiators.



Externally:

A small frontage with an abundance of flowers and shrubs, side tarmac driveway with double gates providing secure ample off road parking leading down to the double garage, a good sized paved patio and lawned garden with views and open aspect to the rear, timber garden shed.

Double Garage:

Double garage with up and over doors, electricity and power connected, utility room attached. Potential to convert to residential use (stpp).

Self Contained Annexe:

First floor annexe comprises one bedroom, lounge, kitchen and bathroom, ideal for Airbnb.

**Address**

38 College Street,
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Office Contact

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