



College Street, Ammanford, SA18

Offers In Region Of £270,000



Calow Evans  
Estate Agents

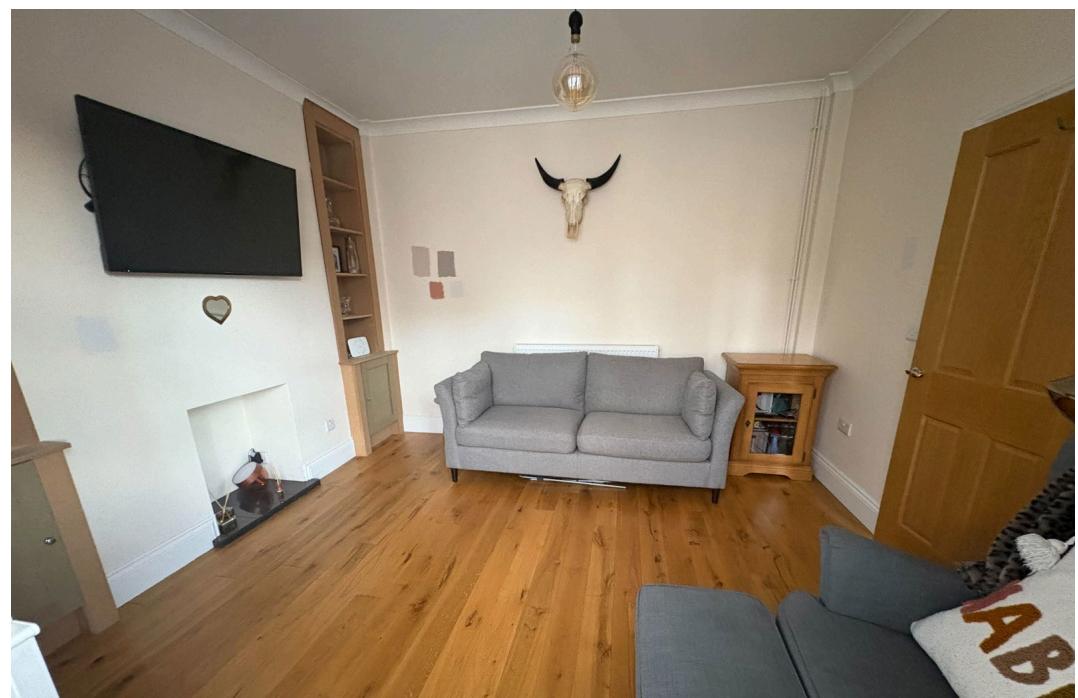
01269 543128

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## College Street, Ammanford, SA18

A beautifully presented four-bedroom semi-detached family home, conveniently situated within comfortable walking distance of all the amenities Ammanford has to offer. The property boasts two reception rooms, a ground-floor utility room, and a shower room, with a family bathroom located on the first floor. The home benefits from gas central heating and double glazing throughout. Externally, there is a good-sized, relatively level rear garden along with off-road parking for two vehicles. Viewing is highly recommended to fully appreciate the immaculate condition of this delightful home.

Ammanford town centre provides a wide range of shopping and leisure facilities, and the property is ideally located close to both primary and secondary schools, with shops and local amenities all within walking distance.





## Entrance Hallway:

Laminate flooring, stairs to first floor, under-stairs storage cupboard, two double panel radiators.

## Sitting Room:

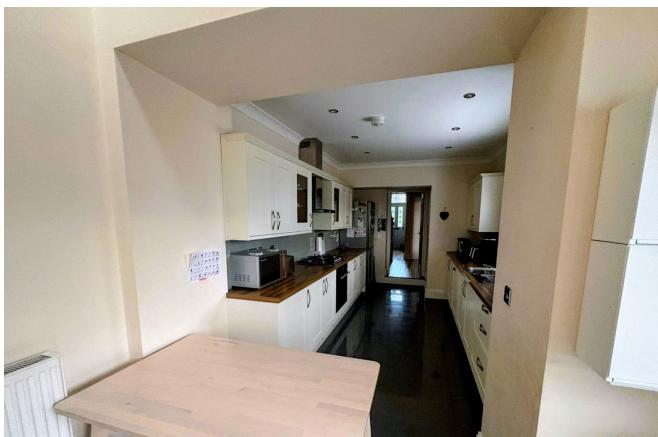
4.19m x 3.66m (13'9"to bay x 12'0")

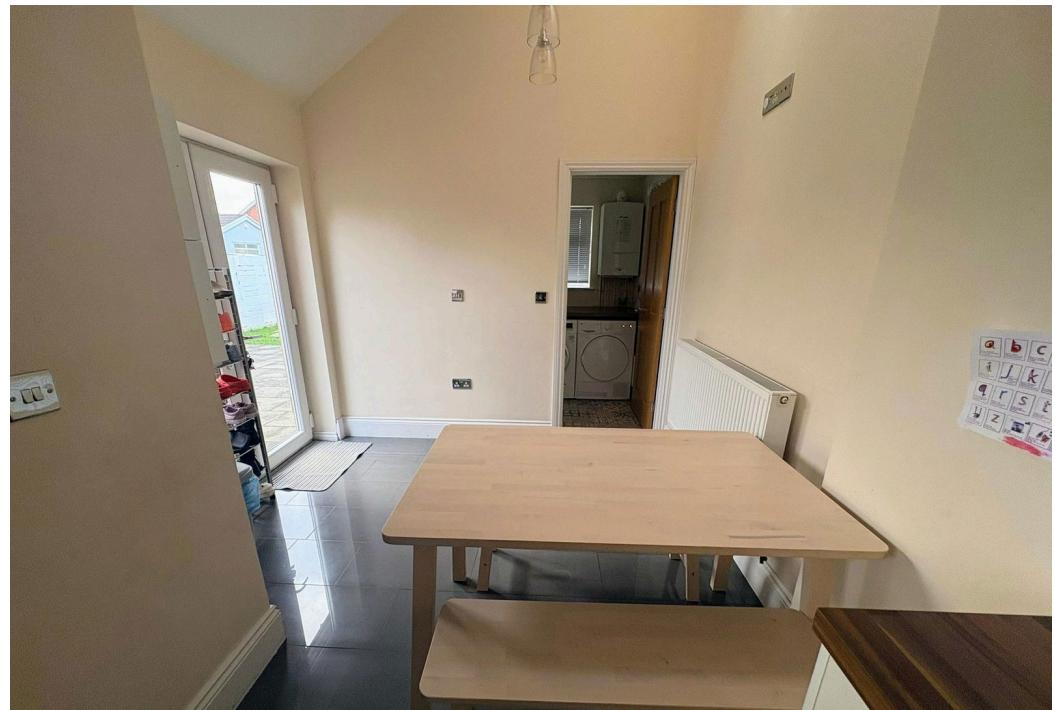
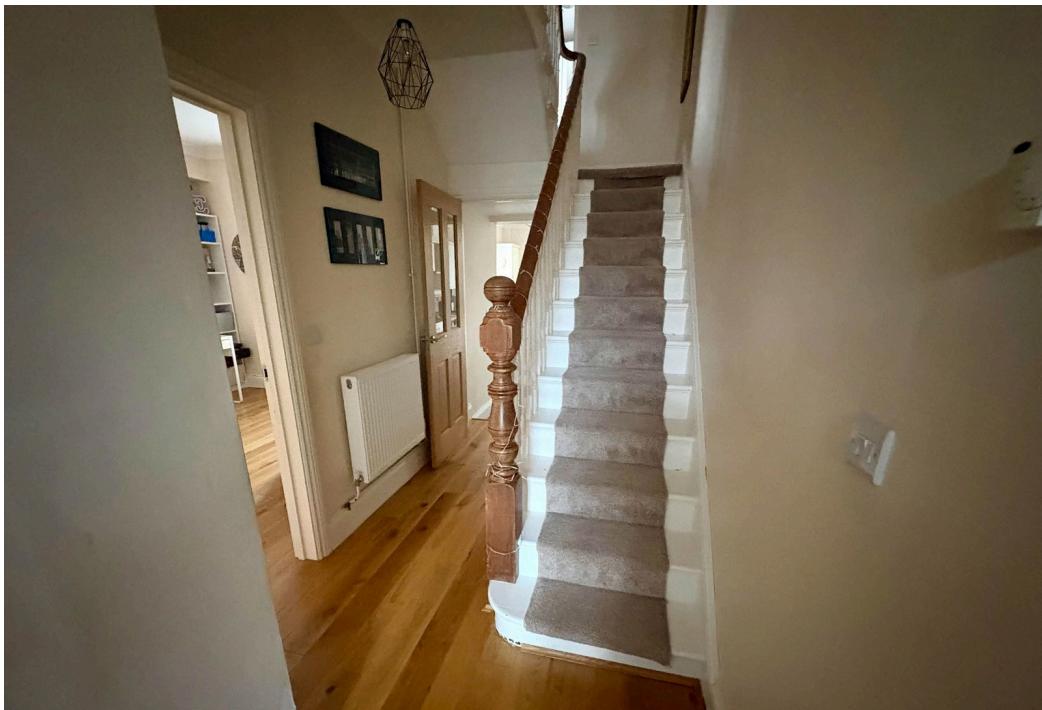
Double glazed bay window to front, laminate flooring, feature alcoves with shelving and lower built in cupboards, double panel radiator.

## Lounge:

3.56m x 3.07m (11'8" x 10'1")

Double glazed window to rear, laminate flooring, double panel radiator.





## **Kitchen/Dining Room:**

7.21m x 2.69m (23'8" x 8'7"/8'10")

Double glazed window and double glazed French doors to side, fitted with a range of modern wall and base units, 1½ bowl sink unit and draining board, gas hob with five gas burners, electric oven and extractor fan over, part tiled walls, downlighters, porcelain tiled floor, double panel radiator.

## **Utility Room:**

1.65m x 1.32m (5'5" x 4'4")

Double glazed window to rear, wall mounted gas boiler providing domestic hot water and central heating, worktops, plumbing for washing machine, space for tumble dryer.

## **Shower Room:**

1.63m x 1.19m (5'4" x 3'11")

Double glazed obscure window to rear, WC, corner wash hand basin in vanity unit, shower enclosure with tiled splashback, walls tiled to half height.



## **First Floor Landing:**

Entrance to loft with drop down ladder, built in cupboard.

## **Bedroom One:**

3.71m x 2.72m (12'2" x 8'11")

Double glazed window to side, double panel radiator.

## **Bedroom Two:**

3.53m x 3.1m (11'7" to bay x 10'2")

Double glazed bay window to front, single panel radiator.



## **Bedroom Three:**

3.05m x 2.01m (10'0" x 6'7")

Double glazed window to rear, single panel radiator.

## **Bedroom Four:**

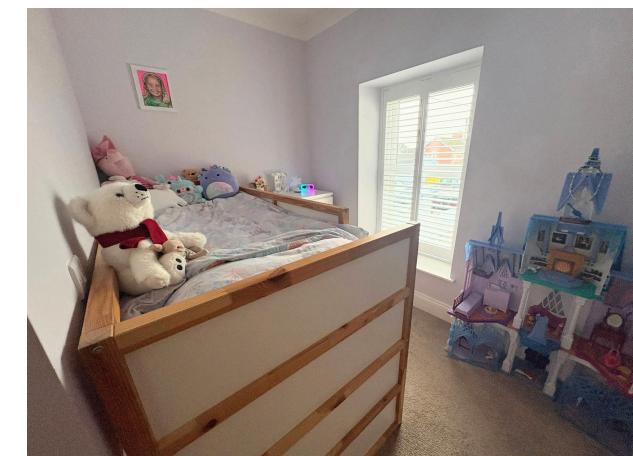
2.95m x 1.75m (9'8" x 5'9")

Double glazed window to front, single panel radiator.

## **Bathroom:**

1.98m x 1.98m (6'6" x 6'6")

Double glazed obscure window to side, suite comprises panelled bath with shower over and screen, WC, pedestal wash hand basin, tiled floor, part tiled walls, heated towel rail.





## **Externally:**

Low maintenance enclosed paved frontage, side pedestrian access to a generous sized level garden mainly laid to lawn with paved patio, garden shed with cold water plumbing, outside tap and a driveway to the rear providing off road parking. Ideal for families with young children and pets.

## **Services:**

We are advised all mains services are connected.

## **Tenure:**

Freehold.

## **Council Tax:**

C.

## **Broadband/Mobile Phone Coverage:**

There is ultrafast broadband and mobile phone coverage 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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Ammanford, SA18 3AF

### Office Contact

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