



**18 Stewart Drive, Ammanford, Ammanford, SA18 3BH**

**Offers in the region of £249,950**

No Onward Chain! A link detached house set within a short walk of Ammanford Park and within half a mile of the town centre with its range of schools, leisure centre, shopping and transport facilities. Accommodation comprises entrance hall, lounge, dining room, sitting room, kitchen, downstairs WC, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and textured and coved ceiling.

### Downstairs WC

4'4" x 2'7" (1.34 x 0.8)

with low level flush WC, vanity wash hand basin, part tiled walls, textured ceiling and uPVC double glazed window to side.

### Lounge

14'3" x 11'10" (4.36 x 3.63)



with Adam Style fireplace, radiator, textured and coved ceiling and uPVC double glazed Bow window to front. Double doors to

## Dining Room

10'10" x 10'5" (3.32 x 3.18)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Sitting Room

10'4" x 8'8" (3.17 x 2.66)



with radiator, textured and coved ceiling and uPVC double glazed French doors to rear.

## Kitchen

10'10" x 8'9" (3.31 x 2.69)

with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, plumbing for automatic washing machine, wall mounted Vaillant boiler providing domestic hot water and central heating, breakfast bar, tiled walls, tiled floor, radiator,

textured ceiling and uPVC double glazed window to rear.

**First Floor**

**Landing**

with hatch to roof space with aluminium pull down ladder, airing cupboard with hot water cylinder and slatted shelves, textured ceiling and uPVC double glazed window to side.

**Bedroom 1**

14'4" x 10'4" (4.39 x 3.17)



with radiator, textured ceiling and uPVC double glazed window to front.

**Bedroom 2**

10'9" x 10'4" (3.3 x 3.17)



with radiator, textured ceiling and uPVC double glazed window to rear.

**Bedroom 3**

11'1" red to 8'0" x 8'11" (3.39 red to 2.44 x 2.73)



with fitted wardrobes, radiator, textured ceiling and uPVC double glazed window to front.

**Bathroom**

5'4" red to 3'8" x 8'10" (1.65 red to 1.12 x 2.7)



with low level flush WC, pedestal wash hand basin with cupboards under, panelled bath with shower over, tiled walls, shaver point, radiator, textured ceiling and uPVC double glazed window to rear.

## Outside



with parking to front, side access to rear garden with paved patio, lawned garden, flower borders and glasshouse.

## Garage

16'9" x 9'6" (5.11 x 2.91)

with up and over door and power and light connected.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College street and take the 2nd left onto Brynteg Terrace, at the junction go straight ahead and carry on Brynteg Terrace. Take the first right onto Stewart Drive, follow the island to the left and the property can be found on the left hand side.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>		73	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.