



## **58 College Street, Ammanford, SA18 2BR**

**Offers in the region of £430,000**

We are delighted to offer for sale this spacious, character, detached house, conveniently located within walking distance of Ammanford town centre with its range of schooling, shopping and transport facilities.

The house has been upgraded over the years and offers comfortable family accommodation with the opportunity to convert the workshop to an annexe (subject to necessary planning consents). Accommodation comprises entrance hall, lounge, dining room, kitchen, 4 bedrooms and shower room on the first floor, a further open plan bedroom with bathroom on the second floor and an office and large reception room on the lower ground floor. Under a covered walkway you have access to a utility room and cellar and an outside WC. The property benefits from gas central heating, uPVC double glazing, dual access to off road parking for several cars and an enclosed rear garden. viewing is highly recommended.

## Ground Floor

uPVC double glazed and leaded entrance door into

## Hallway

8'4" x 13'10" (2.56 x 4.23)



(Formerly a shop front together with lounge) with radiator, suspended ceiling, uPVC double glazed bay window to front and arch to

## Lounge

17'1" max x 15'0" (5.22 max x 4.58)



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

## Dining Room

17'9" x 14'7" (5.43 x 4.46)



with electric fire in feature fireplace, radiator, plate rack. covered ceiling and uPVC double glazed bay window to rear.

## Kitchen

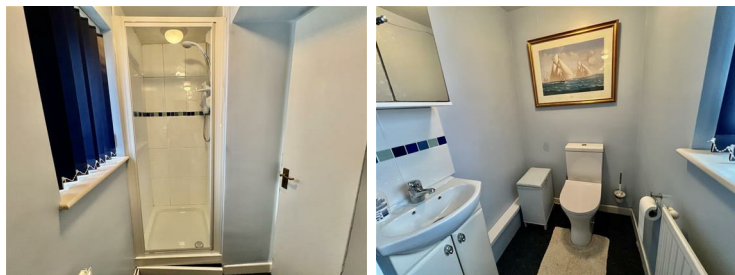
15'1" x 13'7" (4.61 x 4.16)



with range of fitted base and wall units, central island with breakfast bar, stainless steel one and a half bowl sink unit with mixer taps, 5 ring stainless steel gas hob with extractor over, built in double oven, part tiled walls, wood floor, stairs to first floor, modern vertical radiator, suspended ceiling and uPVC Patio doors to decked balcony and internal stairs down to ground floor.

## Shower Room

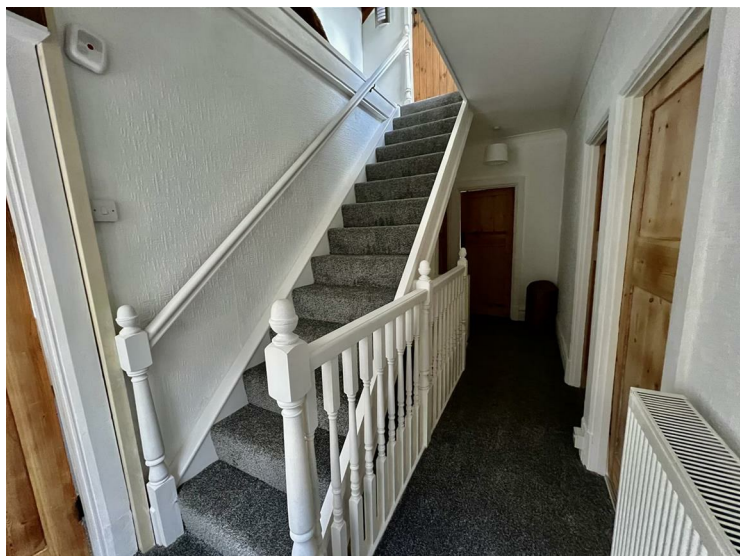
12'9" x 13'6" (3.91 x 4.14)



with low level flush WC vanity wash hand basin with cupboards under, shower enclosure with electric shower, 2 radiators, part tiled walls, hatch to roof space and 2 uPVC double glazed windows to side.

## First Floor

### Landing



with stairs to second floor, radiator, uPVC double glazed window and uPVC double glazed door to side steps. .

## Master Bedroom /Sitting Room

16'5" max x 15'0" (5.01 max x 4.58)



with wall mounted electric fire, radiator, picture rail, coved ceiling and uPVC double glazed bow window to front.

## Bedroom 2

13'8" x 11'5" (4.19 x 3.49)



with radiator, picture rail and uPVC double glazed window to front.

### Bedroom 3

8'3" x 14'1" (2.54 x 4.31)



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

### Bedroom 4

8'5" x 9'3" (2.59 x 2.84)



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

### Shower Room

8'5" x 8'0" (2.57 x 2.46)



with fitted WC and wash hand basin with cupboards under, shower enclosure with Respatex walls and mains multi jet shower, part tiled walls, wall mounted fan heater, modern vertical radiator, coved ceiling, airing cupboard with wall mounted gas boiler providing domestic hot water and central heating, uPVC double glazed window to rear.

### Second Floor

#### Bedroom 5

12'7" x 12'10" (3.85 x 3.93)



with access to eaves storage, radiator, exposed beam ceiling and 2 Velux windows to rear. opening to

## Bathroom Area

7'7" x 7'4" (2.32 x 2.26)



with low level flush WC, panelled bath and 2 Velux windows to rear.

## Lower Ground Floor

Hallway and office were formerly a Vet's surgery.

### Hallway

11'11" x 13'10" (3.65 x 4.24)



with laminate floor, fireplace, vertical radiator and uPVC double glazed doors to side and rear.

### Office

13'6" x 14'0" (4.12 x 4.27)

with laminate floor, radiator, fitted book shelves, built in cupboard and 2 uPVC double glazed windows to side.

## Outside



Tarmac driveway with parking for several cars and through access to front. Lawned garden with mature trees and shrubs to rear with access to utility room and cellar. Timber shed and paved area.

## Utility Room

11'1" x 13'6" (3.39 x 4.14)



with Belfast sink with hot and cold water supply, plumbing for automatic washing machine, range of base and wall units, uPVC ceiling and uPVC double glazed doors Door to

## Cellar

11'3" x 13'8" (3.44 x 4.18)

with power and light connected.

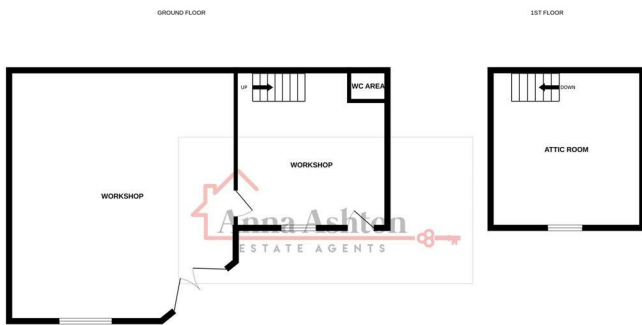
## Outside WC



with tiled floor and low level flush WC.

## Workshop

24'1" x 21'7" (7.35 x 6.58)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and specifications shown here are not intended and no guarantee is given. Approximate dimensions only.

Of cavity construction with potential for conversion (subject to necessary planning consents) power and light connected, uPVC double glazed French doors and window. Gas supply.

## Further Workshop

15'1" x 13'5" (4.6 x 4.1)



with power and light, access to room above, WC area (0.89 x 1.11) stable door and window.

## Services

Masin water, electricity, gas and drainage.

## Council Tax

Bang F

## Directions

Leave Ammanford on College Street and the property can be found on the left hand side, just after the Co-Op and identified by our for Sale board.

## NOTE

All photographs are taken with a wide angle lens.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(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.