



For Sale/Ar Werth

Calow Evans
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16 Gwaun Henllan,

£475,000



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A newly constructed detached property located on a modern development on the outskirts of Ammanford town centre. This spacious family home offers four double bedrooms, two of which benefit from en-suite shower rooms, along with two reception rooms, a ground floor WC, and a family bathroom to the first floor. The property also features an integral garage, which offers potential for conversion into additional living accommodation, subject to the necessary consents. Further benefits include a ground source heat pump, providing an energy-efficient heating solution. Externally, the property enjoys ample off-road parking to the front, access to the integral garage, and an enclosed rear garden.

The development is conveniently situated close to Ammanford town centre, which offers a range of shopping and leisure facilities. Excellent road links are available, with access to the M4 motorway via Junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Laminate floor, stairs to first floor.

Kitchen/Diner

5.89m x 4.55m (19'4" x 14'11"/13'4")

Double-glazed door & window to rear, fitted with a range of wall & base units, integrated dishwasher, fridge/freezer, eye-level electric oven, hob, extractor fan over.





Lounge

5.38m x 3.58m (17'8" x 11'9")

Double glazed window to front.

Sitting Room

4.52m x 3.58m (14'10" x 11'9")

Double glazed French doors to rear.

Cloakroom

Double glazed window to side, WC, pedestal wash hand basin.



Integral Garage

5.92m x 3.68m (19'5" x 12'1")

Electric garage door, double-glazed window to side, plumbing for washing machine.

First Floor Landing

Access to loft, two storage cupboards.

Bedroom One

5.38m x 4.06m (17'8" x 13'4")

Double glazed window to front, radiator, door to:



Ensuite

Double glazed window to side, WC, wash hand basin in vanity, electric shower in enclosure, heated towel rail.

Bedroom Two

5.77m x 3.05m (18'11" x 10'0")

Two double glazed windows to front, radiator, built in wardrobe, door to:

Ensuite

WC, pedestal wash hand basin, mains shower in enclosure, heated towel rail.





Bedroom Three

4.06m x 4.06m (13'4" x 13'4")

Double glazed window to rear, radiator.

Bedroom Four

3.68m x 3.53m (12'1" x 11'7")

Double glazed window to front, radiator.

Bathroom

2.51m x 2.26m (8'3" x 7'5")

Double glazed window to rear, heated towel rail, suite comprising WC, panelled bath, pedestal wash hand basin.



Externally

Front garden laid to lawn, paved driveway providing off road parking for two vehicles, integral garage, side pedestrian access to an enclosed rear garden mainly laid to lawn, paved patio area.

Services

We are advised that mains services are connected. Air source heat pump

Tenure

Freehold



Council Tax

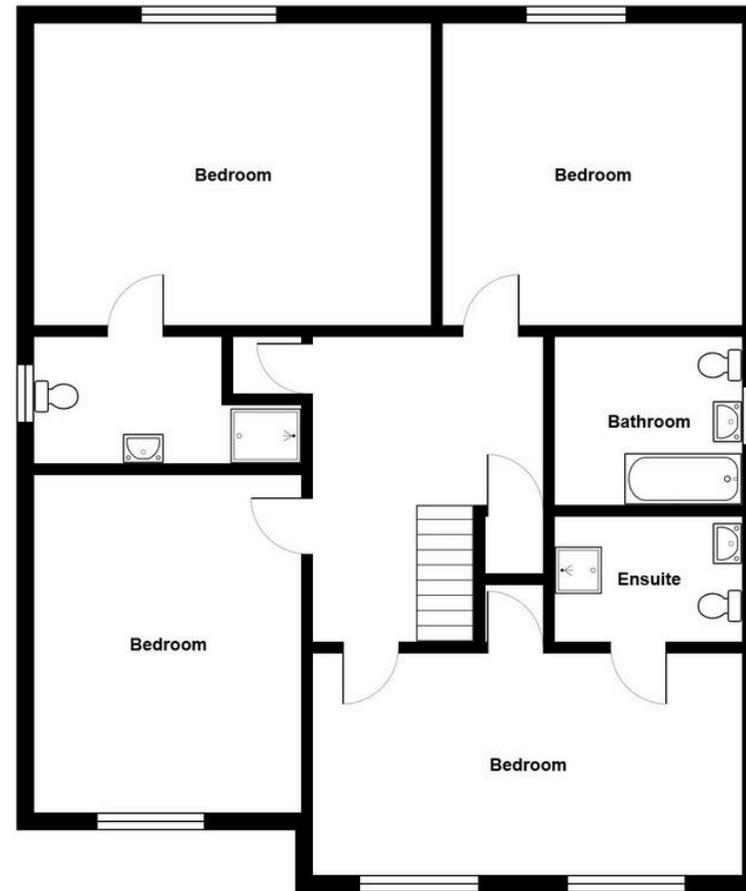
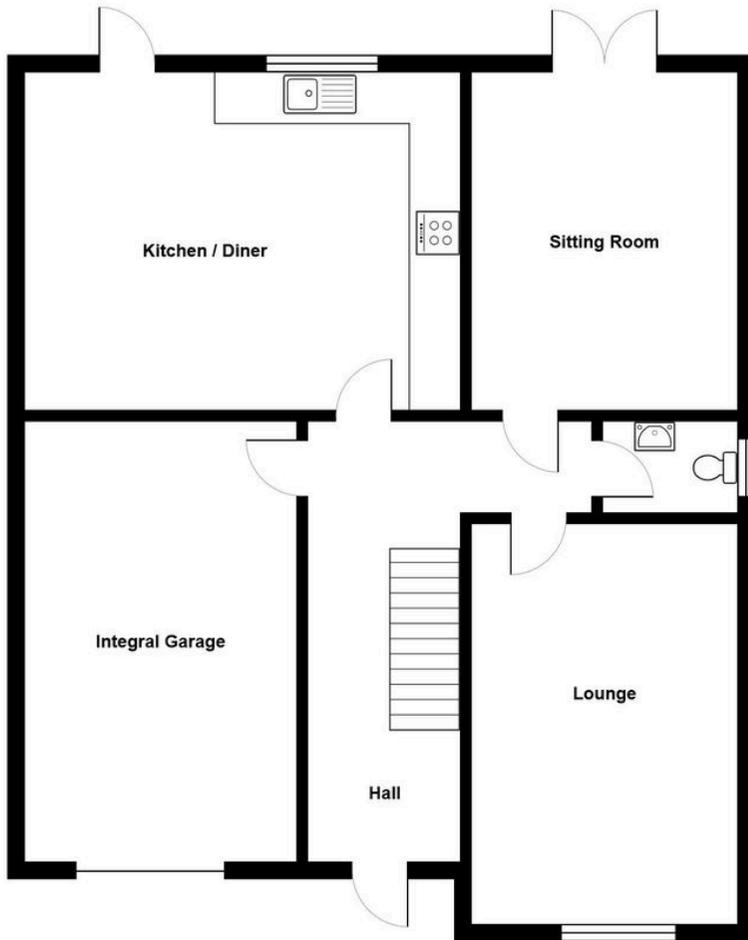
Band - TBC

Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this 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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