



7 Lon Ger Y Coed,

Offers In Region Of £269,950



Calow Evans
Estate Agents

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7 Lon Ger Y Coed,

A modern and exceptionally well-presented three bedroom family home offering spacious and comfortable accommodation in a highly desirable location on the outskirts of Ammanford town centre. The property has been thoughtfully maintained throughout providing a stylish yet practical home that is ready to move into. An excellent opportunity for anyone seeking a modern, well maintained family home in a great location with nothing to do but move in and enjoy.

Pontamman is conveniently situated to all the amenities Ammanford town centre has to offer including primary and secondary schools, leisure centre, riverside walks and cycle paths. Ease of access to the M4 motorway is via junction 49 at Pont Abraham. Internal viewing is highly recommended.





Entrance Hallway:

Stairs to first floor, radiator with decorative radiator cover.

Cloakroom:

Double glazed obscure window to side, WC, wash hand basin, part tiled walls.

Lounge:

4.37m x 3.71m (14'4" x 12'2")

Double glazed bay window to front, laminate flooring, double panel radiator.





Dining Room:

3.3m x 3.1m (10'10" x 10'2")

Double glazed French doors to rear garden, radiator with decorative radiator cover.

Kitchen:

3.63m x 2.64m (11'11" x 8'8")

Double glazed window to rear, fitted with a range of wall, base units and glass display units, integrated dishwasher, induction hob, electric oven and extractor fan over, 1½ bowl sink unit and draining board.

Utility Room:

1.75m x 1.3m (5'9" x 4'3")

Double glazed window to rear, shelving, plumbing for washing machine and space for

**Gym/Former Garage:**

4.72m x 2.57m (15'6" x 8'5")

Former garage. Double glazed obscure window to side, double glazed window to front. (Please note planning permission and building regs have not been obtained).

Rear Lobby:

Door to rear.

First Floor Landing:

Double glazed obscure window to side, built in airing cupboard housing the gas boiler providing domestic hot water and central heating (with the exception of the kitchen, utility and gym). Entrance to loft with drop down ladder.

**Bedroom One:**

4.39m x 3.15m (14'5" x 10'4")

Double glazed window to front, single panel radiator.

Bedroom Two:

3.3m x 3.1m (10'10" x 10'2")

Double glazed window to rear, single panel radiator.

Bedroom Three:

3.38m x 2.64m (11'1"/7'9" x 8'8")

Double glazed window to front, single panel radiator.



Bathroom:

2.67m x 1.73m (8'9" x 3'11"/5'8")

Double glazed obscure window to rear, suite comprises panelled bath with shower over, WC, wash hand basin in vanity unit, respatex effect to walls, double panel radiator.

Externally:

A side driveway and gravelled parking for two vehicles. A good sized enclosed rear garden, gravelled patio with feature paved centrepiece, lawned to the rear.

Services:

We are advised all mains services are connected.

**Tenure:**

Freehold.

Council Tax:

D.

Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

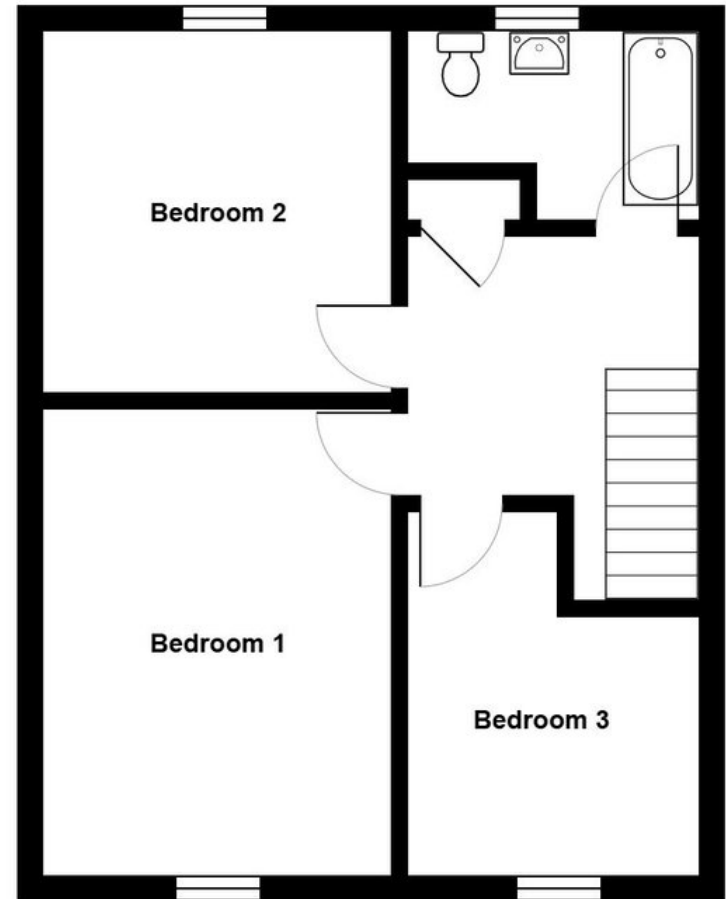
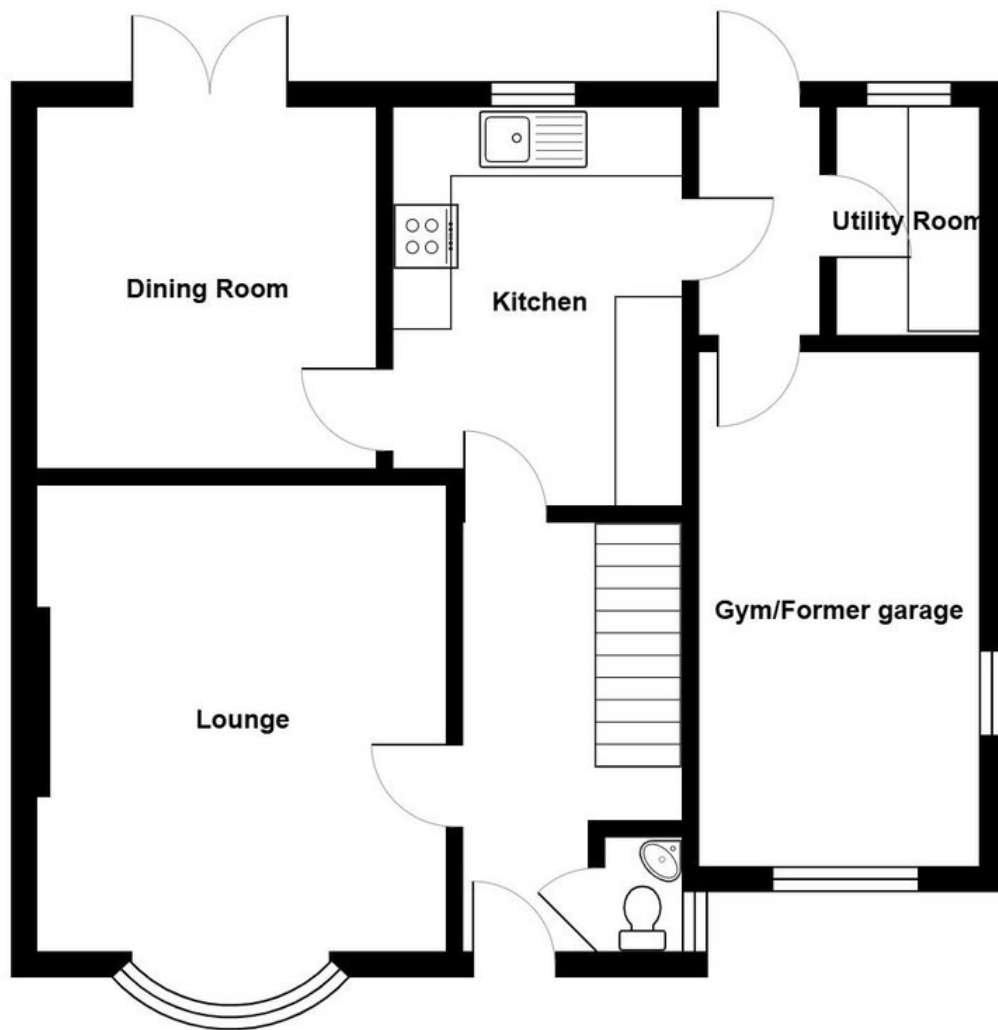
**Directions:**

From our office in Ammanford proceed to the traffic lights and bear left onto High Street. Proceed to the next junction in Pontamman and turn left. Proceed on Pontamman road until reaching the Red Kite and take the right turning before. Proceed up the hill and take the first available right turning onto Lon Ger Y Coed. Follow the road around the bend where the property will be located at the top of the road on the left hand side.

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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Office Contact

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