

Maesybont, Glanamman, Ammanford, SA18 2AY

Offers In Region Of £199,950

Calow Evans
Estate Agents

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MOVE-IN CONDITION WITH NO UPPER CHAIN.

A tastefully refurbished three bedroom ex-local authority property beautifully presented throughout and offering a fantastic opportunity for a first time buyer. The accommodation has been thoughtfully updated to create a comfortable, contemporary home that is ready to move into straight away, a side driveway provides off road parking and a generous level rear garden ideal for young children and pets. An outbuilding which offers potential to convert to an utility room.

The village of Glanamman offers excellent leisure facilities such as riverside walks, parks, recreational ground and the neighbouring village boasts a modern primary school and an 18 hole golf course. Please note there is no upper chain.







Entrance Hallway:

Double glazed window to front, stairs to first floor, double panel radiator.

Cloakroom:

Double glazed window to side, combined WC and wash hand basin, respatex effect to walls, heated towel rail.

Kitchen:

3.81m x 3.12m (12'6"/8'2" x 10'3")

Double glazed window to rear, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, integrated dishwasher, Beko electric hob, electric oven and extractor fan over, plumbing for washing machine, cupboard housing gas boiler providing domestic hot water and central heating, double panel radiator.













Lounge:
5.16m x 3.38m (16'11" x 11'1")

Double glazed window to front, double glazed French doors to rear, double panel radiator.

First Floor Landing:

Double glazed window to side, entrance to loft, built in cupboard.

Bedroom One:
3.63m x 3.2m (11'11" x 8'8"/10'6")

Double glazed window to rear, single panel radiator.

Bedroom Two:
3.81m x 3.15m (12'6"/9'8" x 10'4")

Double glazed window to rear, double panel radiator.

Bedroom Three:
2.64m x 2.39m (8'8" x 7'10")

Double glazed window to front, single panel radiator.

Bathroom:
1.85m x 1.73m (6'1" x 5'8")

Double glazed obscure window to front, suite comprises panelled bath with shower over and shower screen, WC, wash hand basin in vanity unit, respatex effect to walls, heated towel rail.

Externally:

Front garden laid to lawn, side driveway providing off road parking, side pedestrian access to a large garden mainly laid to lawn, **storage shed 10'6" x 6'2"** with two double glazed windows offering potential to convert to an utility room.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.





Council Tax:

A.

Broadband/Mobile Phone Coverage:

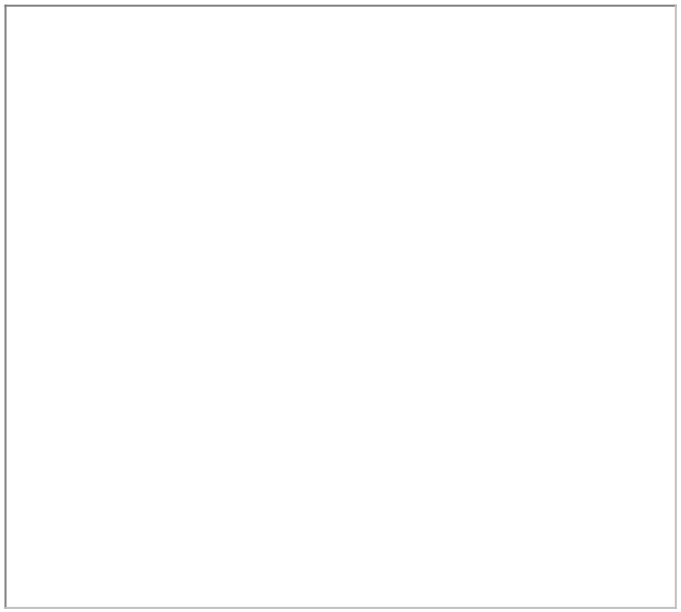
There is ultrafast broadband and mobile phone coverage in the area.

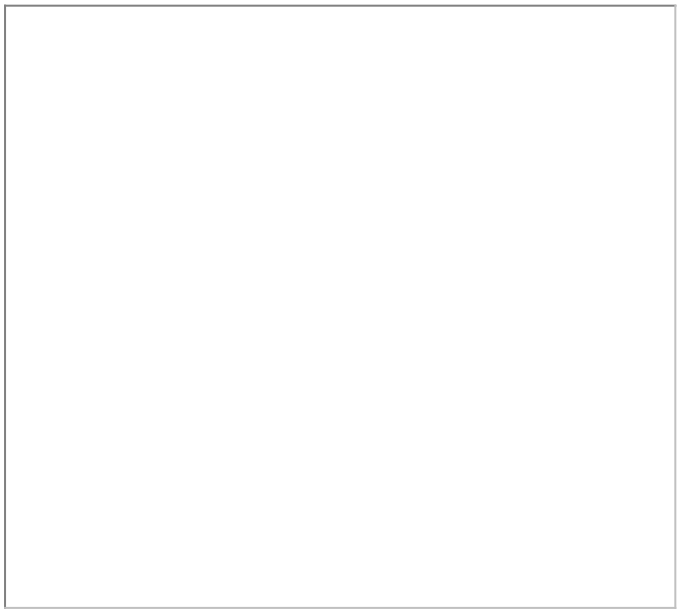
Directions:

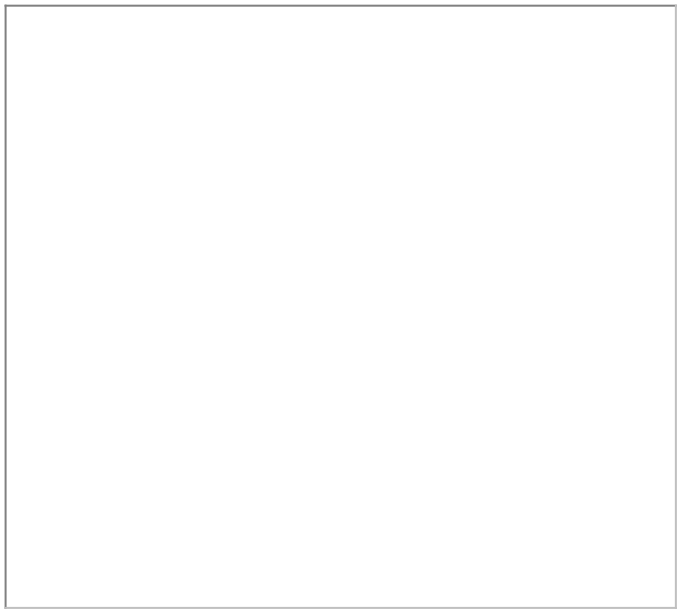
From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue out of town and on reaching the next junction in Pontamman turn left. Proceed through the village of Glanamman. On reaching the Premier shop in the village take the next available left turning and follow the road around the bend and over the stone bridge, bear left then first left down the hill. Continue through Tabernacle Road and turn right onto

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.







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