



Old Road, Ammanford, SA18

Offers In Region Of £299,950



Calow Evans
Estate Agents

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Old Road, Ammanford, SA18

Nestled in one of the area's most desirable and well-connected neighbourhoods, this exceptional property offers the perfect blend of comfort, style and convenience. Ideally positioned overlooking Bonllwyn Green close to local amenities, schools and transport links. This three bedroom home is perfectly suited for modern living enjoying a large kitchen/dining area with French doors opening out to the rear garden and a good sized attic room would lend itself to various uses. There is mains gas fired central heating and double glazing to the property. Externally a side driveway, garage and mature rear garden.

Ammanford town centre provides a wide range of shopping and leisure facilities, and the property is ideally located close to both primary and secondary schools, with shops and local amenities all within walking distance.





Entrance Vestibule:

2.31m x 1.6m (7'7" x 5'3")

Double glazed windows to side and front, laminate flooring, archway to hall.

Hallway:

Stairs to first floor, laminate flooring, downlighters, opening to kitchen.

Cloakroom:

Feature stained glass window, laminate flooring, WC, wash hand basin, built-in cupboard, gas boiler providing domestic hot water and central heating.





Lounge:

4.06m x 3.81m (13'4" x 10'11"/12'6")

Double glazed bay window to front, laminate flooring.

Kitchen/Dining Room:

6.05m x 3.61m (19'10" x 11'10" to chimney breast)

Double glazed French doors to rear, door to lean-to, double glazed window to side, fitted with a range of wall and base units, stainless steel sink unit and draining board, integrated dishwasher, ceramic hob and electric oven with glass splashback, kitchen island with base units and breakfast bar, downlighters, laminate flooring, feature fireplace with wooden surround.

Lean To:

Double glazed door to rear, laminate flooring, plumbing for washing machine.



First Floor Landing:

Downlighters, stairs to attic room.

Bedroom One:

4.39m x 3.66m (14'5" to bay x 10'11"/12'0")

Double glazed bay window to front, downlighters, double panel radiator.

Bedroom Two:

3.66m x 2.72m (12'0"/10'11" x 8'11")

Double glazed window to rear, laminate flooring, downlighters, double panel radiator.



Bedroom Three:

3.73m x 2.54m (12'3" x 8'4")

Double glazed window to rear, laminate flooring, downlighters, double panel radiator.

Bathroom:

2.87m x 2.54m (9'5" x 8'4")

Double glazed obscure window to side, double ended free standing bath and free standing tap and shower, counter top wash hand basin, WC, double shower with dual shower heads, part tiled walls, heated towel rail.

Attic Room:

6.05m x 3.48m (19'10" x 9'0"/11'5")

Velux style window, two double panel radiators, storage to eaves.





Externally:

A low maintenance frontage overlooking the Bonllwyn Green, side driveway leading to a single garage. Side pedestrian access to a mature rear garden, paved patio, storage shed and summer house.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

D.

Broadband/Mobile Phone Coverage:

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

Directions:

From our office in Ammanford proceed in the direction of Llandeilo. As you approach the Bonllwyn green located on the right hand side take the first available left turning whereby the property will be located on the right 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.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

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