



Pinecroft, 17, Myddynfych Drive

£299,950



Calow Evans
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Pinecroft, 17, Myddynfych Drive

Situated in a sought-after residential location on the outskirts of Ammanford, this beautifully presented semi-detached home offers stylish and versatile family accommodation throughout. The standout feature of the property is the impressive open-plan kitchen/family room, fitted with quality quartz worktops and bi-fold doors that seamlessly connect the interior to the rear garden, creating an ideal space for both everyday living and entertaining. A separate lounge provides a comfortable retreat, while a ground-floor cloakroom adds further convenience. To the first floor are three well- bedrooms and a modern family bathroom. The property also benefits from gas-fired central heating and double glazing throughout. Externally, there is a side driveway offering off-road parking and potential for the construction of a garage, subject to the necessary planning permissions and approvals. To the rear is a pleasant, level garden, ideal for families and outdoor enjoyment.





Accommodation:

Entrance Hallway

Exposed floorboards, stairs to first floor, under-stairs storage cupboard.

Lounge

4.09m x 3.38m (13'5" (to alcove) x 11'1" (plus bay))

Double glazed bay window to front, radiator, feature fireplace.





Kitchen/Family Room

6.27m x 5.94m (20'7"/19'4" x 19'6")

Double glazed window to rear, double glazed bi-fold doors to rear, vertical radiator, single panel radiator, kitchen fitted with a range of wall & base units, Quartz worktop, integrated fridge/freezer, dishwasher, space for 'range-master' style oven, extractor fan over, central island, Belfast sink, tiled flooring, cupboard housing gas boiler providing domestic hot water & central heating.

Cloakroom

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

First Floor Landing

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



Bedroom One

5.03m x 3.66m (16'6" (into bay) x 12'0")

Double glazed window to front, radiator.

Bedroom Two

3.94m x 3.63m (12'11" x 11'11")

Double glazed window to rear, radiator.

Bedroom Three

2.57m x 2.21m (8'5" x 7'3")

Double glazed window to front, radiator.



Bathroom

3.25m x 2.51m (10'8"/7'5" x 8'3")

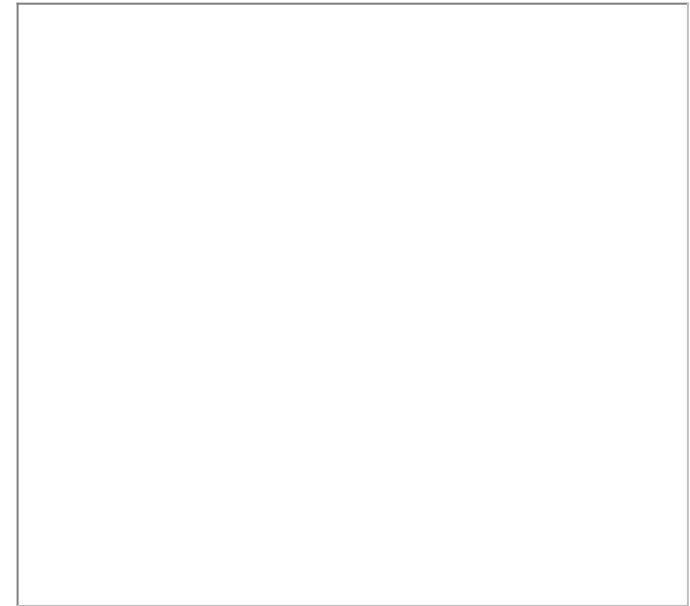
Double glazed window to rear, heated towel rail, suite comprising free-standing bath, WC, pedestal wash hand basin, mains shower in enclosure.

Externally

Low maintenance front garden with side driveway offering ample parking, potential to build garage (stpp), rear garden comprising paved patio area, lawned area, storage shed.

Services

We are advised that mains services are connected



Tenure

Freehold

Council Tax

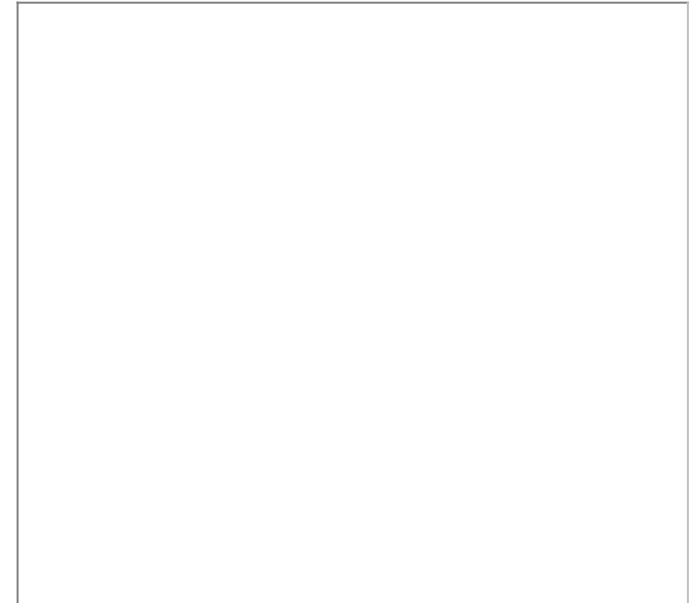
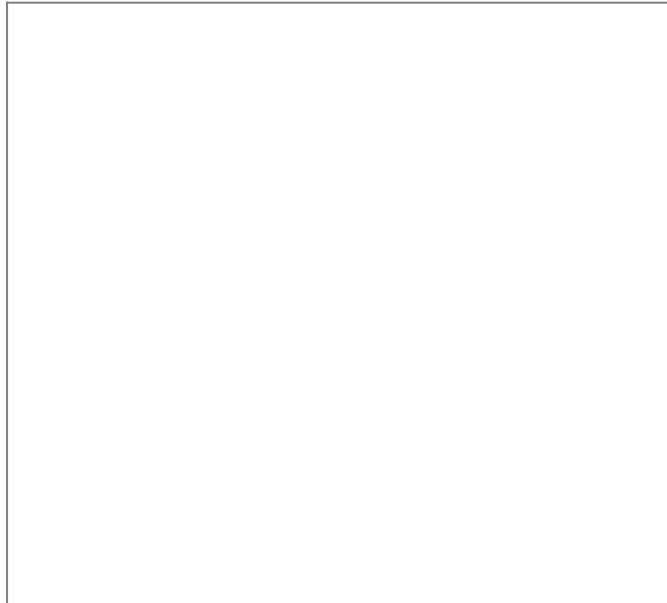
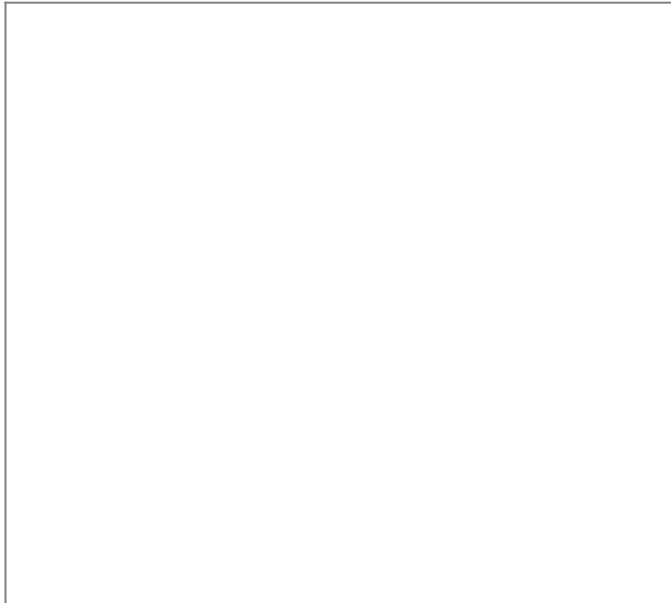
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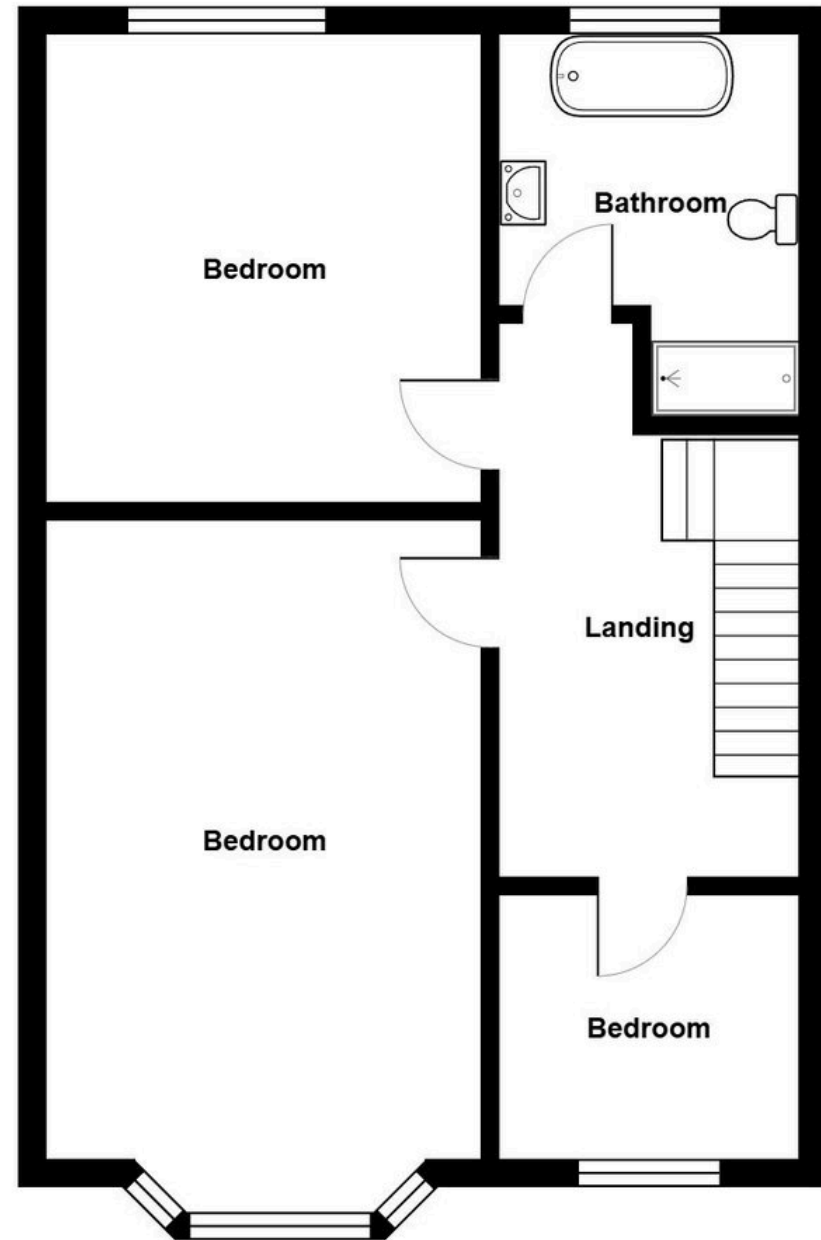
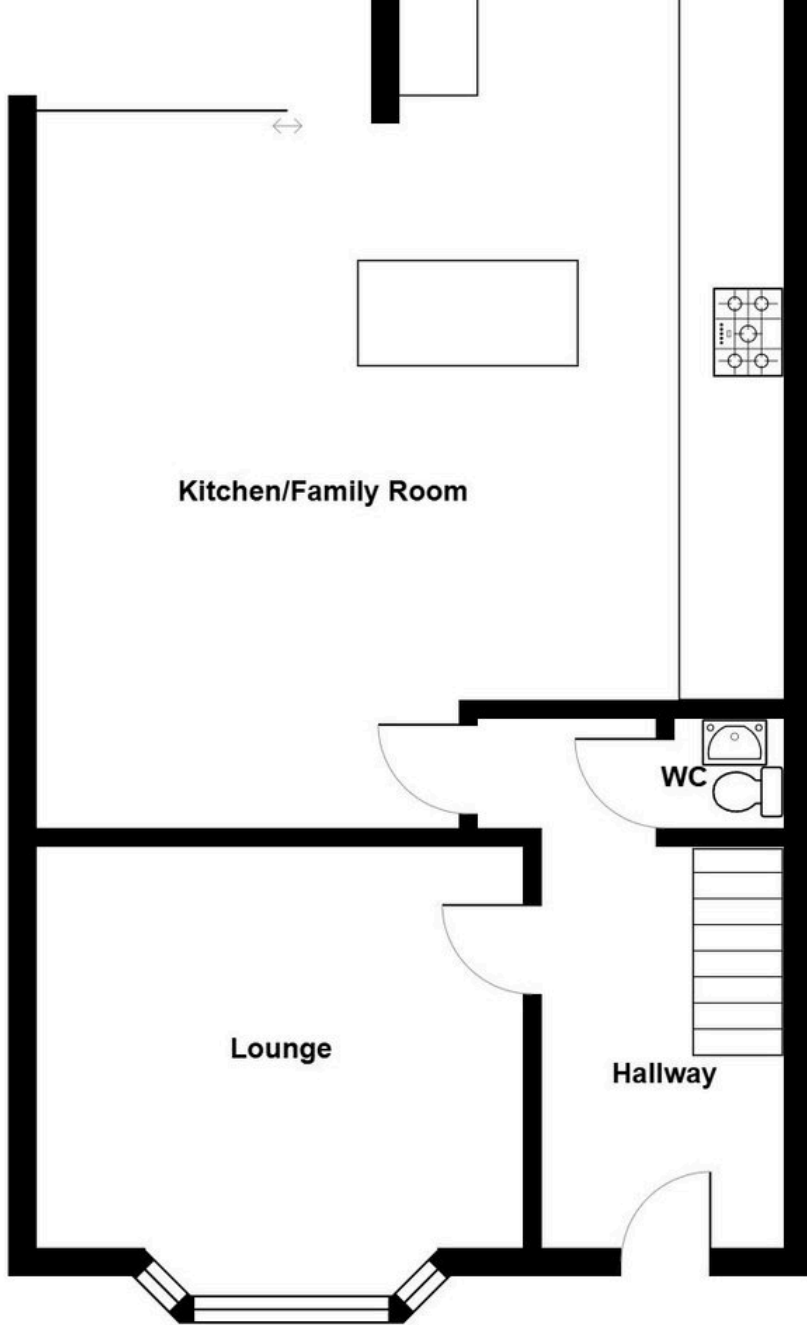
Broadband/Mobile Phone Coverage

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.





Address

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Office Contact

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