



31 Villiers Road,

£225,000



Calow Evans
Estate Agents

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31 Villiers Road,

A recently refurbished three-bedroom semi-detached home, conveniently situated within easy walking distance of Ammanford town centre and its excellent range of amenities. The property offers well-presented accommodation throughout and features a fantastic fitted kitchen with French doors opening onto the enclosed, fairly level rear garden, providing an ideal space for family life and outdoor entertaining. A ground-floor bathroom adds practicality, while the master bedroom benefits from its own en-suite facilities and dressing room. A separate WC is located on the first floor. Externally, the property enjoys a detached garage together with off-road parking to the rear. Further benefits include gas-fired central heating and double glazing throughout.

Ammanford is a popular market town offering a good selection of shops, supermarkets, cafés and leisure facilities, together with excellent schooling for all ages.





Accommodation:

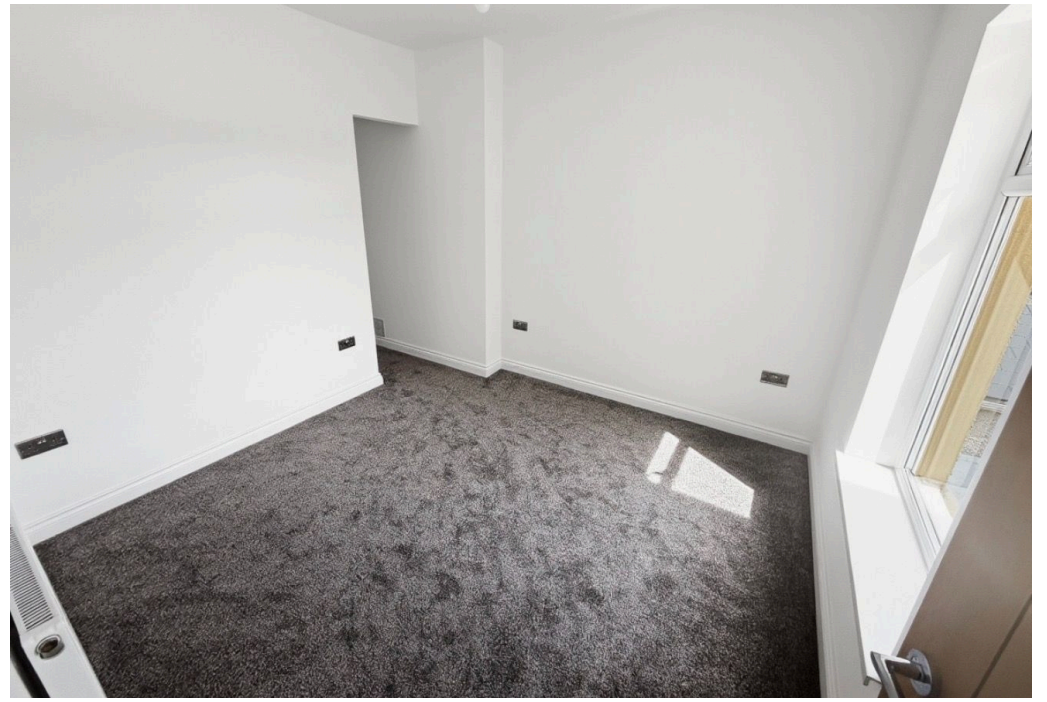
Entrance Porch

Door to:

Entrance Hall

Decorative dado rail to halfway, stairs to first floor, radiator.





Lounge Diner

6.48m x 3.73m (21'3" x 12'3"/11'7")

Double glazed windows to front & rear, two radiators, under-stairs storage area.

Kitchen/Breakfast

4.98m x 4.14m (16'4" x 13'7")

Double glazed windows to side, double glazed French doors to rear, sky light, vertical radiator, fitted with a range of wall & base units, central island, built in electric oven, hob, extractor fan over, integrated washing machine, sink & draining board unit.

Rear Hallway

Storage cupboard housing wall-mounted gas boiler providing domestic hot water & central



Bathroom

3.17m x 1.55m (10'5" x 5'1")

Double glazed window to side & rear, suite comprising panelled bath with mains shower over, WC, wash hand basin in vanity unit, part tiled walls.

First Floor Landing

Access to loft, radiator.

Bedroom One

3.1m x 2.95m (10'2" x 9'8")

Double glazed window to rear, radiator, opening to:



Dressing Room

2.18m x 1.7m (7'2" x 5'7")

Radiator, downlighters to ceiling, opening to:

Ensuite

2.46m x 1.68m (8'1" x 5'6")

Double glazed window to front, WC, wash hand basin in vanity unit, mains shower in enclosure, part tiled walls.

Bedroom Two

3.68m x 2.62m (12'1" x 8'7")

Double glazed window to rear, radiator.



Bedroom Three

3.76m x 3.05m (12'4" x 10'0")

Double glazed window to front, radiator.

WC

WC, wash hand basin in vanity unit.

Externally

Enclosed forecourt, side pedestrian access to a fairly level, enclosed rear garden comprising gravelled area and patio area, block-built storage shed, parking to rear with detached garage.



Detached Garage

5.59m x 3.38m (18'4" x 11'1")

With up-and-over door.

Services

We are advised that mains services are connected.

Tenure

Freehold



Council Tax

Band C

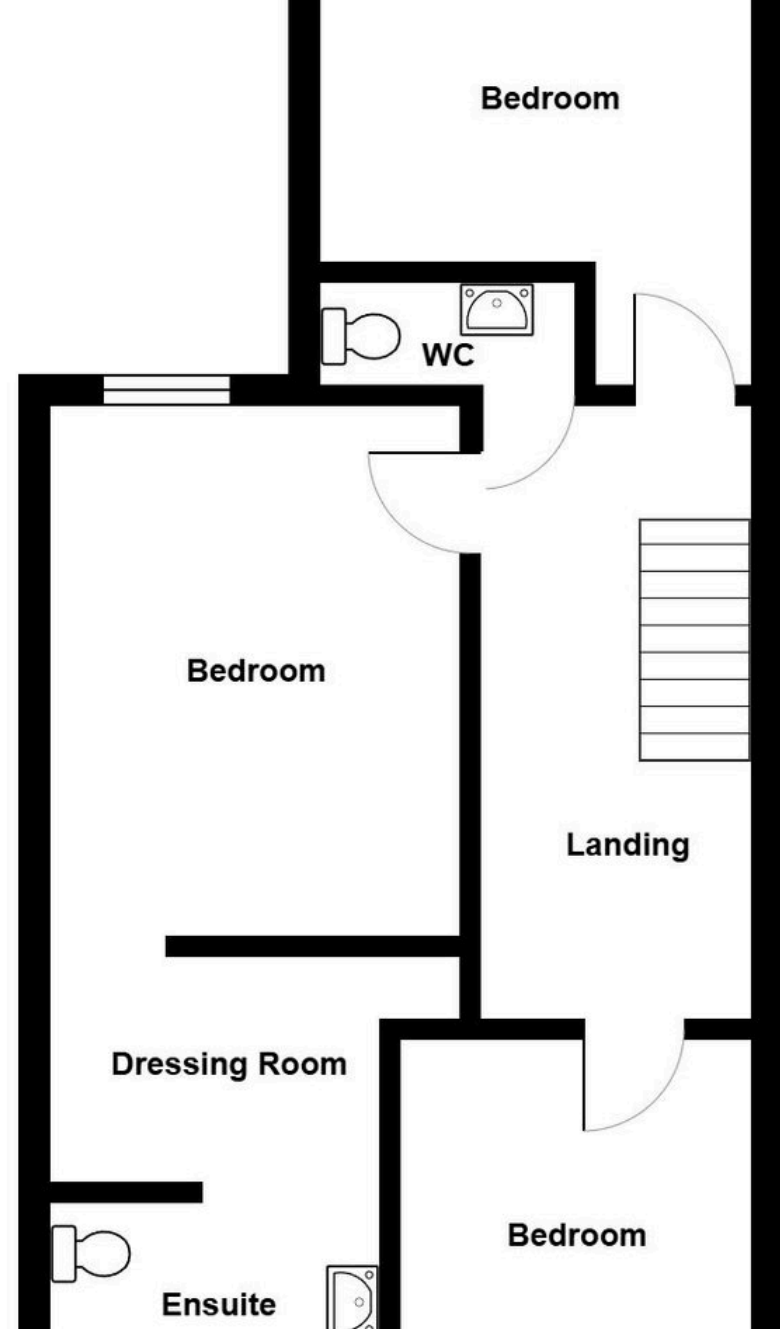
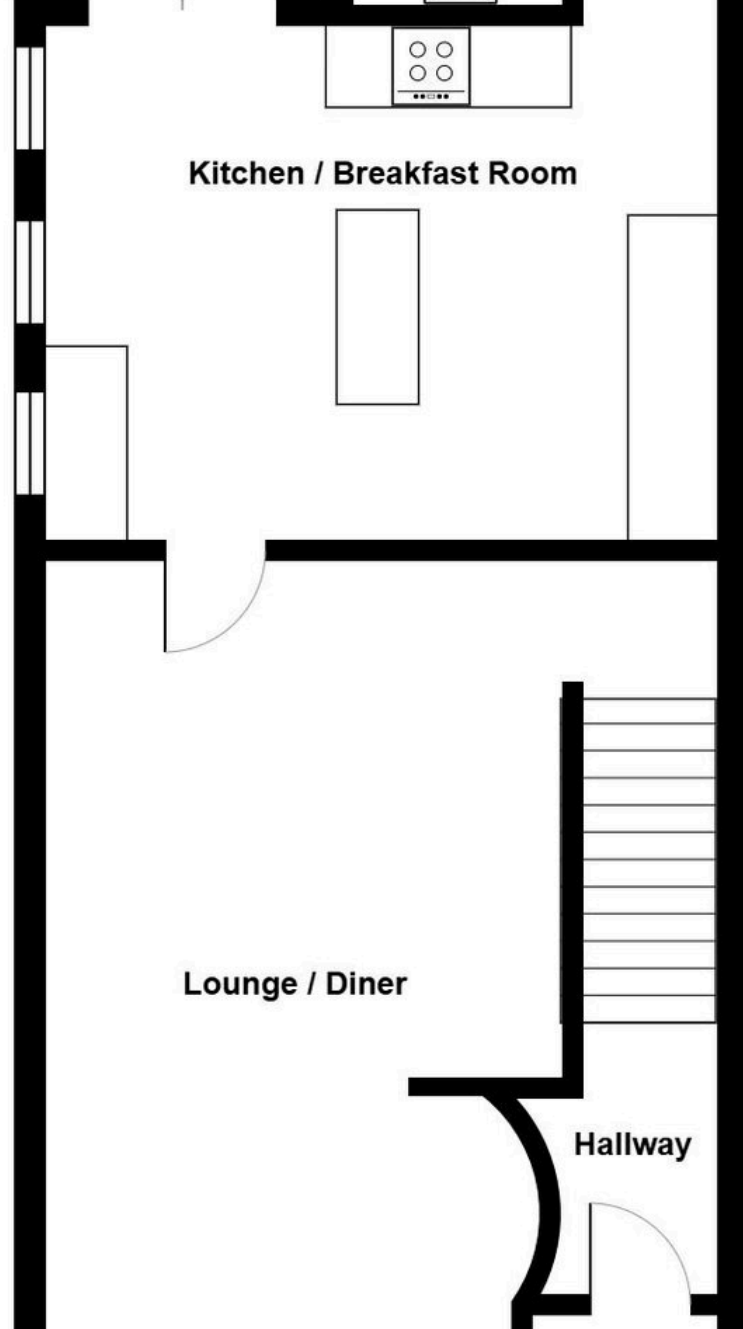
Broadband/Mobile Phone Coverage

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

38 College Street,
Ammanford, SA18 3AF

Office Contact

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