



11 High Street, Glanamman

Offers In Region Of £149,950



Calow Evans
Estate Agents

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11 High Street, Glanamman

A larger than average semi-detached property offering excellent potential for a family home. In need of upgrading the property offers well-proportioned accommodation and the opportunity to create a comfortable and spacious home to suit individual requirements. Subject to the necessary consents there is also potential to provide four bedrooms making this an exciting prospect for families or buyers looking for a property they can improve and add value to. Early viewing is highly recommended to appreciate the size, potential and possibilities this property has to offer.

The village of Glanamman offers excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, parks and the neighbouring village boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre. Viewing is recommended to fully appreciate the location.





Entrance Porch:

Tiled floor.

Entrance Hallway:

Stairs to first floor, plate rack, understairs storage cupboard, double panel radiator.

Lounge/Dining Room: 7.9m x 3.43m (25'11" x 11'3")

Double glazed bay window to front, plate rack, feature marble fireplace with coal effect electric fire, two double panel radiators.





Sitting Room:

4.06m x 3.84m (13'4"/12'4" x 12'7")

Double glazed patio doors to side, feature fireplace with wooden surround and gas fire, plate rack, double panel radiator.

Kitchen:

3.86m x 3.63m (12'8" x 11'11")

Double glazed window to rear, tiled floor, fitted with wall and base units, twin bowl sink unit and draining board, part tiled walls, cooker space, tongue and groove to ceiling, double panel radiator.

Utility Room:

3.02m x 2.21m (9'11" x 7'3")

Double glazed window to side, door to rear.

**Lean-To:**

10.19m x 2.62m (33'5"/27'6" x 8'7")

Double glazed glass panel door to front, door to rear.

First Floor Landing:

Build in cupboard, double panel radiator.

Bedroom One:

4.04m x 3.91m (13'3" x 12'10")

Double glazed window to side, fitted cupboards, double panel radiator, potential for a corridor to provide a fourth bedroom.

**Nursery/Dressing Room:**

3.66m x 3.2m (12'0" x 8'8"/10'6")

A potential fourth bedroom, double glazed window to rear, built in cupboard housing gas boiler providing domestic hot water and central heating with the exception of the kitchen and utility room.

Bedroom Two:

3.43m x 3.12m (11'3" x 10'3")

Double glazed window to rear, double panel radiator.

Bedroom Three:

4.65m x 3.43m (15'3" x 11'3")

Double glazed bay window to front, wash hand basin in vanity unit, double panel radiator.



Bathroom:

2.62m x 1.83m (8'7" x 6'0")

Double glazed obscure window to front, suite comprises bath, WC, pedestal wash hand basin, shower enclosure, walls tiled to ceiling, double panel radiator.

Workshop:

Door to garden.

Externally:

Garden in need of attention, shed to rear.

**Services:**

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

C.

Broadband/Mobile Phone Coverage:

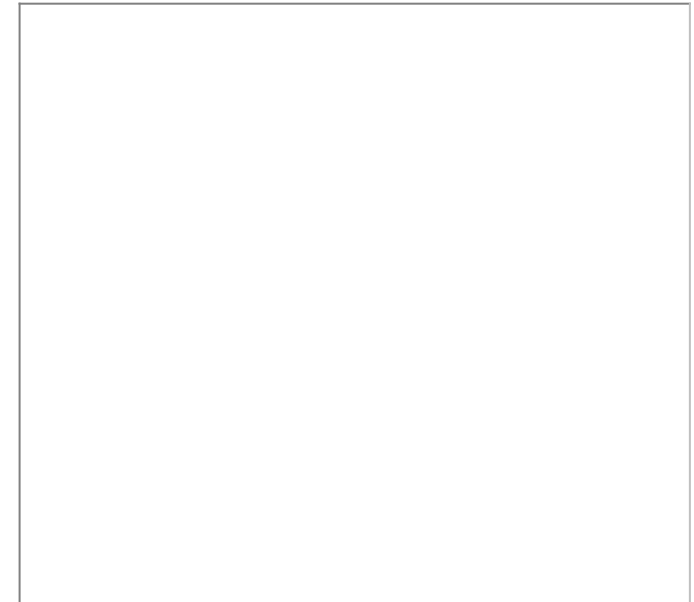
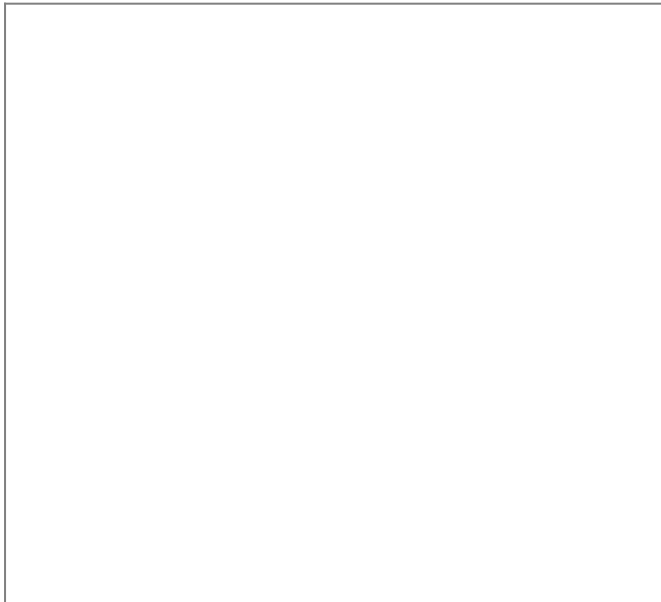
There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our Ammanford office proceed to the traffic lights bearing left onto High Street. Turn left at the next junction in Pontamman and proceed onto the village of Glanamman . On reaching Glanamman square take the right turing onto High Street whereby 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



**Address**

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Office Contact

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