



21 Arthur Street,

Offers In Region Of £199,950



Calow Evans
Estate Agents

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21 Arthur Street,

Situated within easy walking distance of Ammanford town centre, this semi-detached family home offers spacious and versatile accommodation throughout. Formerly a local authority property, it features three generous double bedrooms, two reception rooms, a ground floor family bathroom, and a first floor shower room. The property benefits from gas-fired central heating and triple glazing throughout, with the exception of the sun room. Externally, there is a driveway providing ample off-road parking, together with a lovely, level, low-maintenance rear garden, making it an ideal home for families or those seeking convenient, practical living close to local amenities.

Ammanford town offers a good range of shopping, schooling and leisure facilities, with excellent road links via the A483 and access to the M4 motorway at Junction 49, Pont Abraham. Viewing is highly recommended to fully appreciate the size and versatility of the accommodation on offer.





Accommodation:

Entrance Hallway

Radiator, stairs to first floor.

Lounge

4.5m x 3.61m (14'9" x 11'10"/10'9")

Triple glazed window to front, double glazed door to rear, radiator.





Dining Room

3.48m x 3m (11'5" x 9'10"/9'3")

Triple glazed window to front, radiator, under-stairs storage cupboard, opening to:

Kitchen

3.58m x 2.57m (11'9" x 8'5")

Triple glazed window to side, fitted with a range of wall & base units, Oak worktops, integrated dishwasher, microwave, sink & draining board unit, cupboard housing wall mounted gas boiler providing domestic hot water & central heating.

Bathroom

0m x 0m (0'0" x 0'0")

Triple glazed window to side, radiator, suite



Sun Room

4.24m x 3.86m (13'11" x 12'8")

Double glazed windows to side & rear, double glazed door to rear, radiator.

First Floor Landing

Bedroom One

4.52m x 3.28m (14'10" x 10'9"(to wardrobes) /9'9")

Triple glazed window to front & rear, radiator.



Bedroom Two

4.44m x 2.64m (14'7" x 8'8")

Triple glazed window to front, radiator.

Bedroom Three

3.02m x 2.64m (9'11" (plus recess) x 8'8")

Triple-glazed window to front, radiator.

Shower Room

Radiator, mains shower in enclosure.



WC

Triple glazed window to side, WC, wash hand basin.

Externally

Gravelled driveway offering ample parking, side pedestrian access to an enclosed rear garden laid with artificial grass, gravelled patio area, storage shed.

Tenure

Freehold

Council Tax

Band B

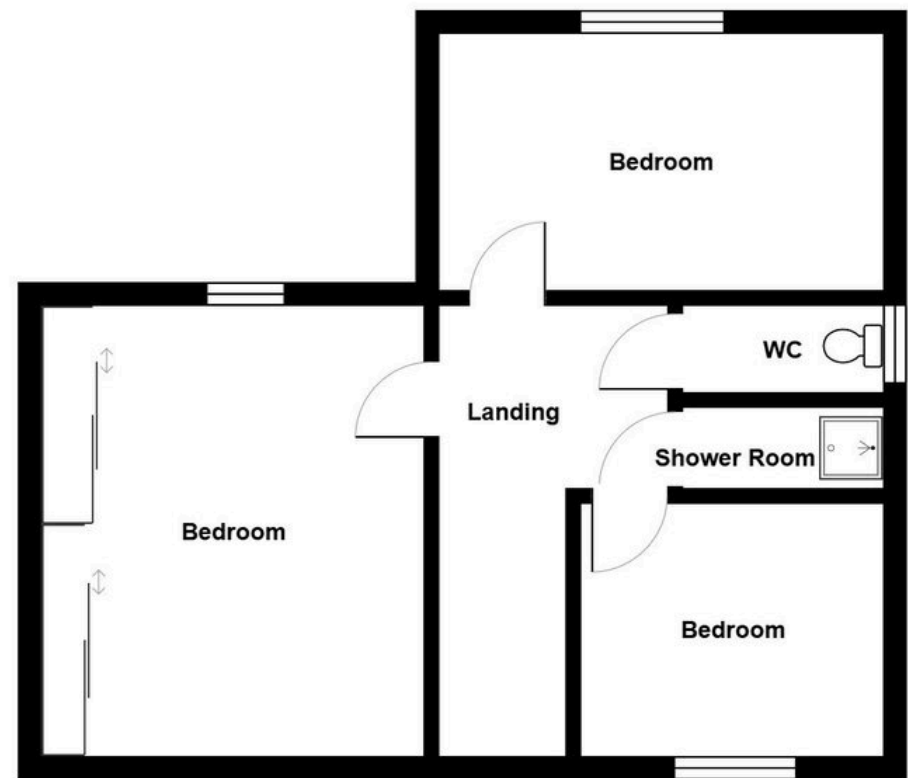
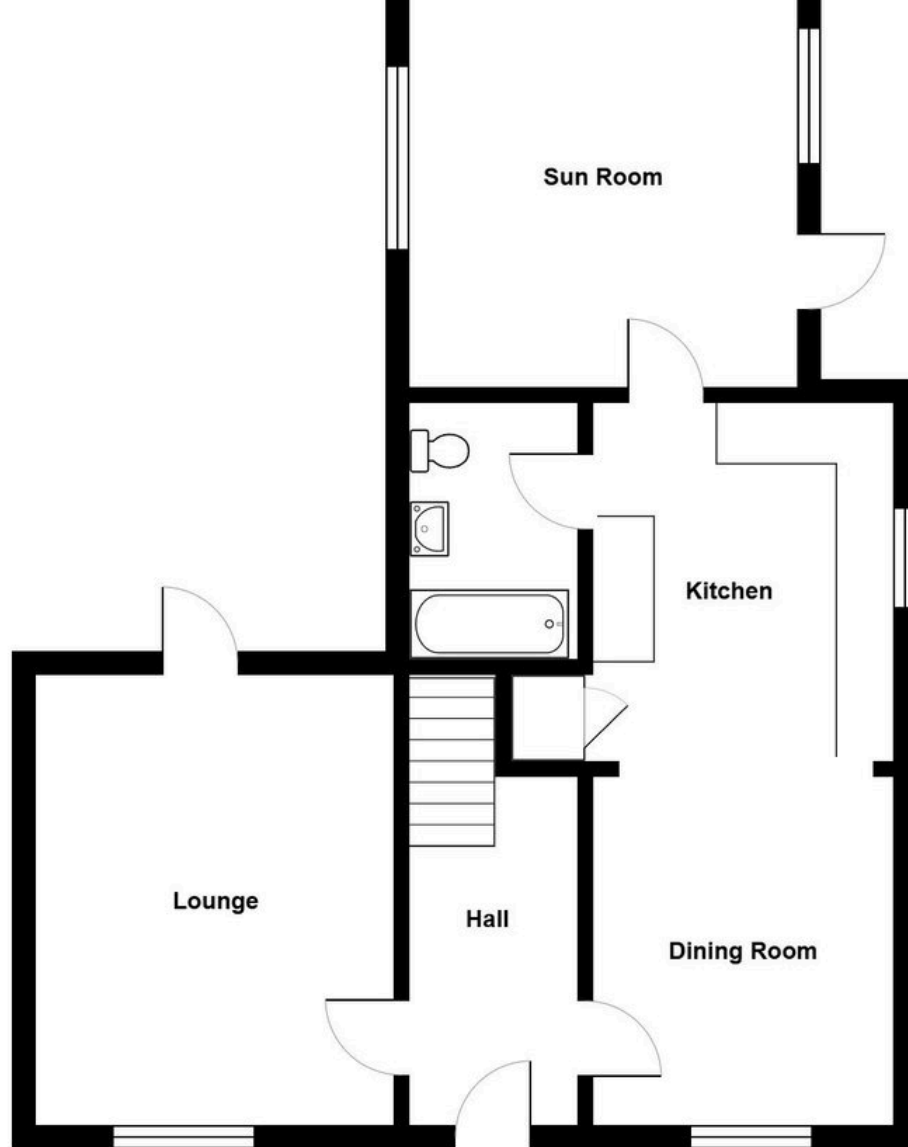
Broadband Speed/Mobile Phone Coverage

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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