



69 Margaret Street,

£189,950



Calow Evans  
Estate Agents

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## 69 Margaret Street,

A larger-than-average semi-detached property situated within reasonable walking distance of Ammanford town centre and conveniently located for both primary and secondary schools. Currently offering three double bedrooms, the property also provides excellent potential to create a fourth bedroom by dividing the spacious master bedroom, subject to the necessary works. The accommodation benefits from two well-proportioned reception rooms, a ground floor family bathroom, and a separate first floor WC. The property is further enhanced by gas-fired central heating. Externally, there is off-road parking to the rear and an enclosed rear garden, with playing fields located behind, offering a pleasant open aspect.

Ammanford town centre offers a wide range of shopping, leisure and everyday amenities, including national and independent retailers, supermarkets, cafés, restaurants and public houses. The town also benefits from a leisure centre, library and more.





## Accommodation:

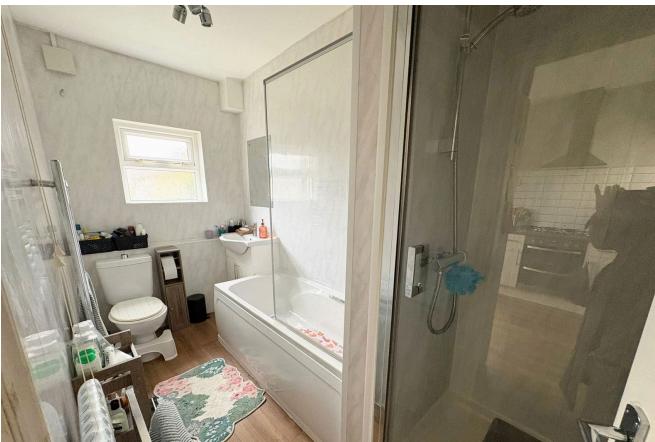
### Entrance Hall

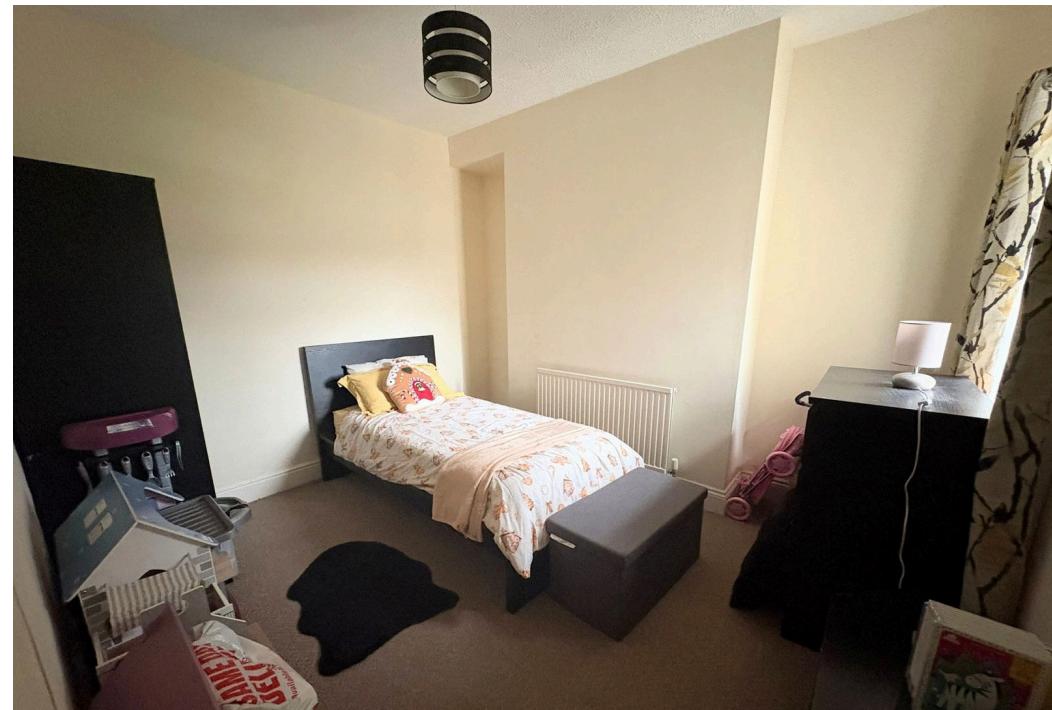
Laminate flooring, stairs to first floor.

### Lounge

6.6m x 3.99m (21'8" (plus bay) x 13'1" / 10'7")

Double glazed bay window to front, double glazed window to rear, radiator.





## Dining Room

4.44m x 3.28m (14'7" x 10'9"/11'11")

Double glazed window & door to side, radiator, laminate flooring, under-stairs storage cupboard.

## Kitchen

3.53m x 3.12m (11'7"/10'11" x 10'3")

Double glazed window to front & rear, double glazed panelled door to side, laminate flooring, fitted with wall & base units, sink & draining board unit, integrated dishwasher, built in electric oven, gas hob, extractor fan over, cupboard housing Worcester gas boiler providing domestic hot water & central heating.

## Bathroom

Double glazed window to rear, heated towel rail, suite comprising panelled bath, electric shower over, WC, wash hand basin in vanity unit, mains shower in enclosure.



## First Floor Landing

Access to loft, storage cupboard.

## Bedroom One

4.67m x 3.3m (15'4" (to chimney breast) x 10'10")

Two double glazed windows to front, radiator,

## Bedroom Two

3.53m x 3.05m (11'7" x 10'0"(to alcove))

Double glazed window to rear, radiator.



## Bedroom Three

3.45m x 2.97m (11'4" x 9'9"/8'10")

Double glazed window to rear, radiator.

## Externally

Enclosed forecourt offering potential for further off road parking (subject to the necessary consents), side pedestrian access to an enclosed rear garden mainly laid to lawn with parking area to rear, paved patio area, storage shed.

## Services

We are advised that mains services are connected.





## **Tenure**

Freehold

## **Council Tax**

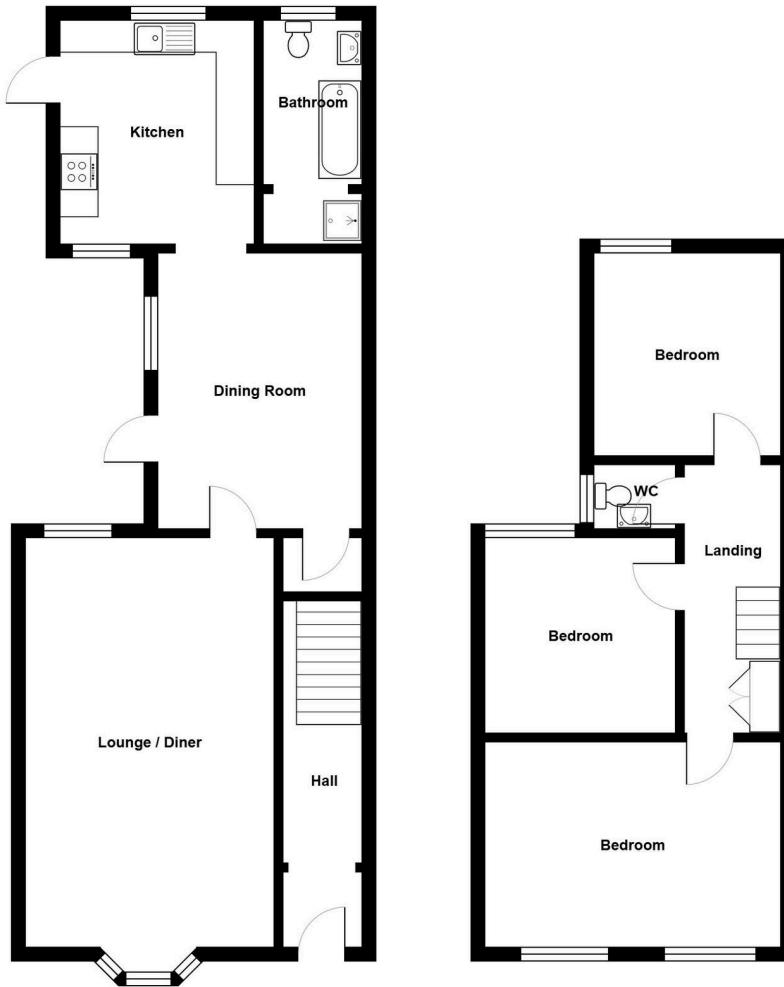
Band C

## **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.



All measurements are approximate and for display purposes only



#### Address

38 College Street,  
Ammanford, SA18 3AF

#### Office Contact

01269 543 128