



14 Parc Nant Y Felin,

Offers In Region Of £349,950



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

14 Parc Nant Y Felin,

A modern four bedroom family home situated on a small development in a quiet cul-de-sac of only three properties offering well presented and versatile accommodation, the property provides an ideal home for families seeking a peaceful setting while remaining conveniently placed for local amenities and transport links. The accommodation includes a comfortable living space and a conservatory providing an additional reception area with access to the garden. Externally the property benefits from an integral garage and parking.

Ammanford town offers good shopping and leisure facilities with out of town retailers located at Cross Hands. Access to the M4 motorway is via junction 49 at Pont Abraham





Entrance Hallway:

Laminate flooring, stairs to first floor, understairs storage cupboard, double panel radiator.

Cloakroom:

Double glazed obscure window to front, WC, pedestal wash hand basin, laminate flooring, single panel radiator.

Lounge:

5.46m x 3.78m (17'11" x 11'11"/12'5")

Two double glazed windows to front and double glazed window to side with half way window shutters to lower half, multi fuel wood burner on slate hearth, single panel radiator.





Kitchen:

3.94m x 3.48m (12'11"/11'2" x 11'5")

Double glazed French doors and double glazed window to rear, porcelain tiled floor, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, gas hob, electric oven and extractor fan over, part tiled walls, plumbing for dishwasher, double panel radiator.

Utility Room:

1.73m x 1.63m (5'8" x 5'4")

Double glazed window to rear, porcelain tiled floor, fitted with wall and base units, single bowl sink unit and draining board, plumbing for washing machine, cupboard housing the gas boiler providing domestic hot water and central heating, part tiled walls.

Conservatory:

3.89m x 3.25m (12'9" x 10'8")

The conservatory is complemented by a glazed roof, double glazed French doors to rear, laminate flooring, wall mounted electric fan heater.

First Floor Landing:

Cupboard housing cylinder tank.

Bedroom One:

4.85m x 3.1m (15'11"/12'2" x 10'2")

Double glazed window to front with half way window shutters to lower half, built in double wardrobe, built in cupboard with shelving, single panel radiator.

En-Suite:

2.77m x 0.94m (9'1" x 3'1")

Shower enclosure with dual shower heads with waterproof wall panels, WC, wash hand basin in vanity unit, downlighters, waterproof wall panel to ceiling, heated towel rail.

Bedroom Two:

3.1m x 2.97m (10'2" x 9'9")

Double glazed window to rear, single panel radiator.

Bedroom Three:

3.51m x 3.07m (11'6" x 8'4"/10'1")

Double glazed window to rear, single panel radiator.



Bedroom Four:

3.51m x 2.39m (11'6"/6'11" x 7'10")

Double glazed window to rear with half way window shutters to lower half, single panel radiator.

Bathroom:

2.08m x 1.83m (6'10" x 5'7"/6'0")

Double glazed obscure window to side, suite comprises panelled bath with shower over, WC, pedestal wash hand basin, part tiled walls, single panel radiator.

Externally:

Situated in an exclusive cul-de-sac of just three properties with very little passing traffic, garage with up and over door, side pedestrian

Services:

We are advised all main services are connected.

Tenure:

Freehold.

Council Tax:

E.

Broadband/Mobile Phone Coverage:

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

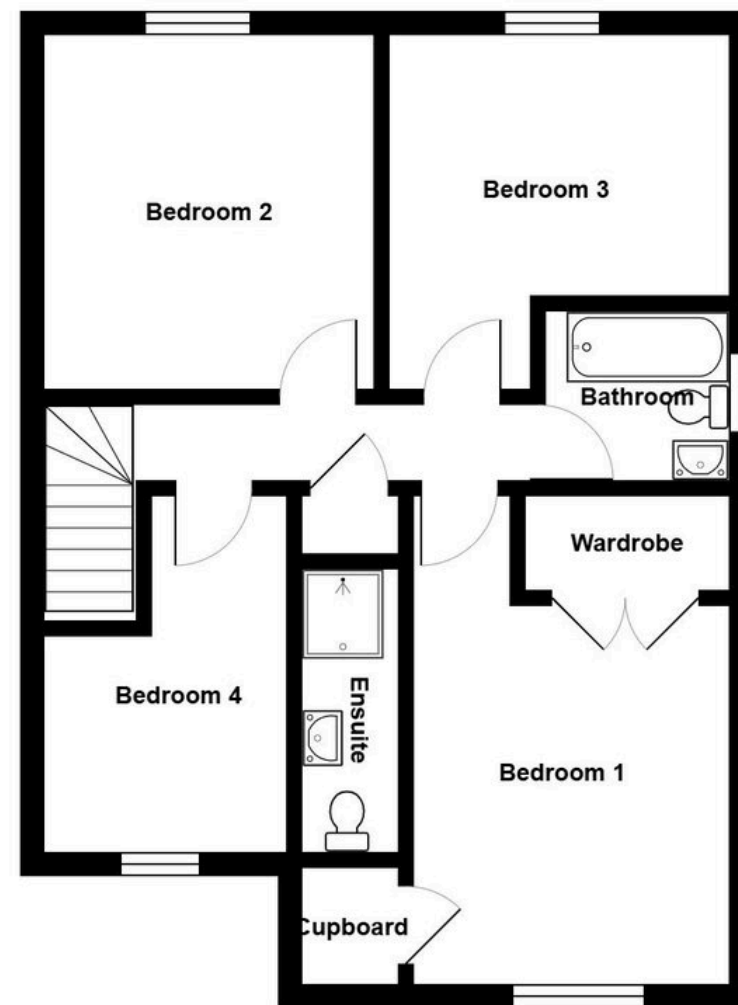
Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue until reaching the next junction in Pontamman and turn right then take the next left onto Maesquarre Road. Take the next available left hand turning onto Wernolau Road and first right onto Parc Nant Y Felin. Proceed into the development and take the second right cul-de-sac whereby the property will be located on the left hand side.

Disclaimer:

Every care has been taken with the preparation





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128