



101 Margaret Street,

£280,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

101 Margaret Street,

Situated in a convenient location close to all the amenities that Ammanford town centre has to offer, this three-bedroom detached bungalow provides well-proportioned accommodation throughout. The accommodation briefly comprises a spacious lounge/dining room, a fitted kitchen, three double bedrooms, two of which benefit from fitted wardrobes, a family bathroom, and a separate WC. The property also benefits from gas-fired central heating and double glazing. Externally, there is a side driveway providing ample off-road parking, leading to a garage with an electric remote-controlled door. The property is further complemented by front and rear gardens.

Ammanford town offers a wide range of shopping, leisure, and everyday amenities. Excellent transport links are available, with the M4 motorway easily accessible via Junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Radiator, cupboard housing gas boiler providing domestic hot water & central heating.

Lounge Diner

6.78m x 5.33m (22'3" x 17'6"/9'2")

Double glazed bay window & double glazed window to front, radiator, gas fire in surround.





Kitchen

Double glazed window & door to side, radiator, fitted with a range of wall & base units, sink & draining board unit, built in electric oven, gas hob, extractor fan over, tiled floor.

Bedroom One

3.71m x 3.63m (12'2" x 11'11")

Double glazed window to rear, radiator, fitted wardrobes & cabinets.

Bedroom Two

3.61m x 2.92m (11'10" x 9'7")

Double glazed window to rear, radiator, fitted wardrobes & cabinets.

Bedroom Three

3.02m x 2.72m (9'11"/9'4" x 8'11")

Double glazed window to side, radiator.

Externally

Front garden mainly laid to lawn, tarmacadam side driveway leading to garage with remote control electric door, rear garden mainly laid to lawn with borders of shrubs, two paved patio area, timber storage shed.

Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band D

Broadband & Mobile Phone Coverage

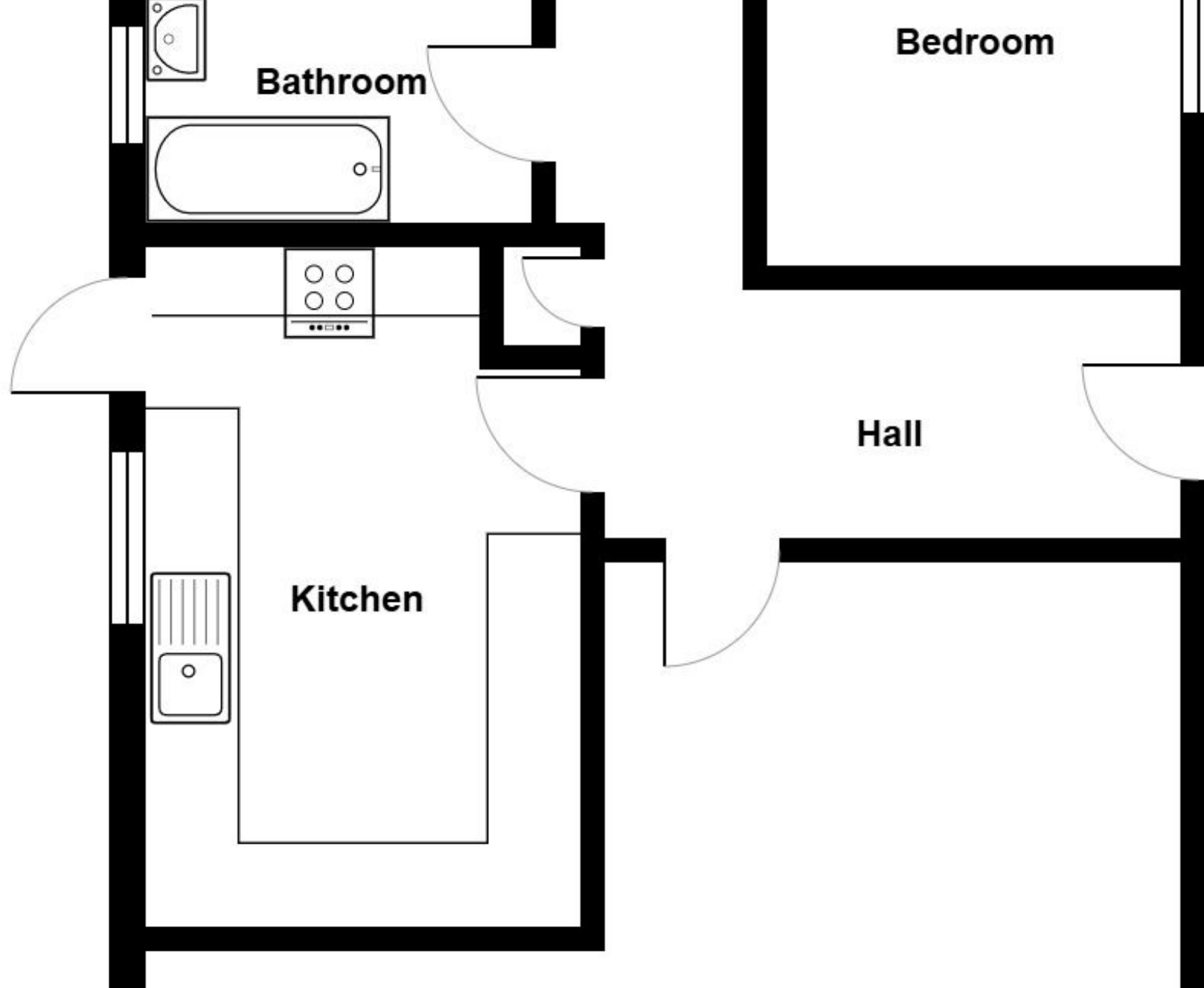
We are advised that super-fast broadband and mobile phone coverage are available in this area.



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

01269 543 128