



Heol Aman

offers over £220,000

- Great Location
- Rural Feel
- Double Garage with Lane Access
- Cloakroom
- Close to Schools
- M4 Links Near
- Smart Mirror and LED Light Shower
- Off Road Parking At The Rear
- EPC Rating: D



 3  1  3



About the property

Welcome to this unique property located in the desirable location of Ammanford, offering a blend of modern living and traditional charm. This beautifully designed home spans ample space, privacy, and a host of contemporary features that make it ideal for families, or anyone seeking a well-appointed home in a vibrant neighbourhood. The location offers breathtaking views on your doorstep. With a great sized rear garden, offering a private, rural feel with countryside behind. The double garage is placed at the back of the garden, with lane access. Step inside to be greeted with a generously sized reception room, perfect for comfortable dining and living. The heart of the home lies in the modern kitchen, utility room and second reception area, flooded with natural light and an inviting place to relax and unwind. Upstairs the property offers 3 good sized bedrooms aswell as a charismatic bathroom. The property is situated close to a range of local amenities such as supermarkets, shops, restaurants and schools. A True Gem! Viewing is highly recommended. Call the office on 01792894422 to view this property....



Accommodation

Living Room/Dining Room

22' 6" Max x 13' 5" Max (6.86m Max x 4.09m Max)

Kitchen/Reception Room

24' 9" Max x 16' 4" Max (7.54m Max x 4.98m Max)

W.C

Bedroom 1

12' 8" x 10' 8" max (3.86m x 3.25m max)

Bedroom 2

10' 8" x 10' 5" (3.25m x 3.17m)

Bedroom 3

10' 2" x 6' 8" (3.10m x 2.03m)

Bathroom

9' 5" x 10' 8" (2.87m x 3.25m)

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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