



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)

01792 894422

gorseinon@peteralan.co.uk

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan