



College Street, Ammanford, SA18 2BT

Offers In Region Of £150,000



Calow Evans
Estate Agents

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A HOME FULL OF POTENTIAL IN A CONVENIENT TOWN CENTRE LOCATION.

An exciting opportunity to acquire a four bedroom property requiring modernisation, offering buyers the chance to create a lovely family home tailored to their own taste and requirements. Ideally situated within Ammanford town centre, the property is conveniently placed for local shops, schools and everyday amenities. Although the property would benefit from improvement and updating it provides excellent scope for someone looking for a project with the potential to transform the property into a comfortable attractive family residence. A particular valuable feature is the garage and useful rear parking which is a real advantage for a town centre property. An excellent opportunity for buyers looking for a property with potential rather than a finished product. Early viewing is recommended.





Entrance Vestibule:

Door to hallway.

Entrance Hallway:

Stairs to first floor, understairs storage cupboard, single panel radiator.

Lounge/Dining Room:

7.59m x 3.61m (24'11" x 10'2"/11'10")

Double glazed bay window to front, double glazed window to rear, two double panel radiators.





Kitchen:

4.24m x 3.05m (13'11" x 10'0")

Double glazed window to side, fitted with wall and base units, cooker space, single bowl sink unit and draining board, plumbing for washing machine, part tiled walls, Rayburn providing domestic hot water.

Bathroom:

2.97m x 2.49m (9'9"/6'7" x 8'2")

Double glazed window to rear, suite comprises panelled bath, WC, pedestal wash hand basin, respatex to walls, downlighters, single panel radiator.

Rear Lobby;

Double glazed glass panel door to side.



First Floor Landing:

Entrance to loft, built in cupboard.

Bedroom One:

4.6m x 3.05m (15'1"/14'3" x 10'0")

Double glazed window to side, double panel radiator.

Bedroom Two:

3.35m x 3.35m (11'0" x 8'8"/11'0")

Double glazed window to rear, cupboard housing hot water tank (disabled) and emersion heater, no radiator.



Bedroom Three:

4.09m x 3.33m (13'5" to bay x 10'1" / 10'11")

Double glazed bay window to front, single panel radiator.

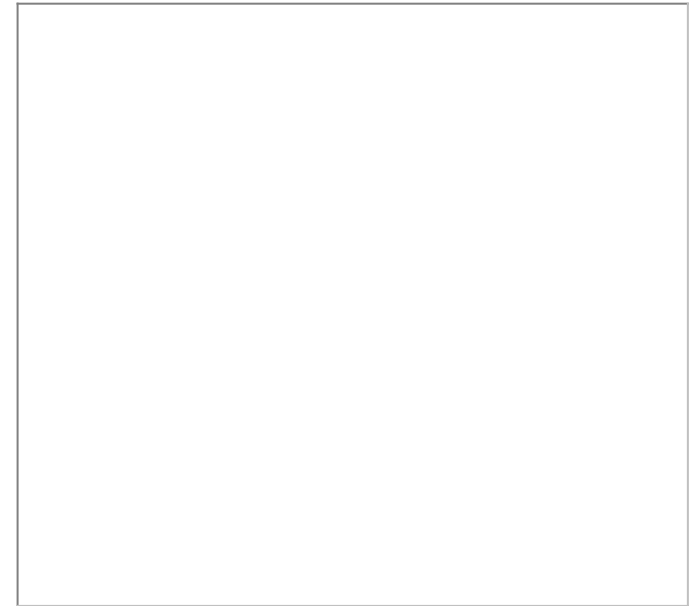
Bedroom Four:

2.54m x 1.75m (8'4" x 5'9")

Double glazed window to front, single panel radiator.

Externally:

A small frontage bordered by a low wall, a good sized garden mainly laid to lawn , paved patio, garage with up and over door and off road parking to the rear via a rear lane access immediately before Brynteg Surgery.



Services:

We are advised all mains services are connected. Please note the boiler has been removed therefore there is no central heating at the property.

Tenure:

Freehold.

Council Tax:

C.

Broadband/Mobile Phone Coverage:

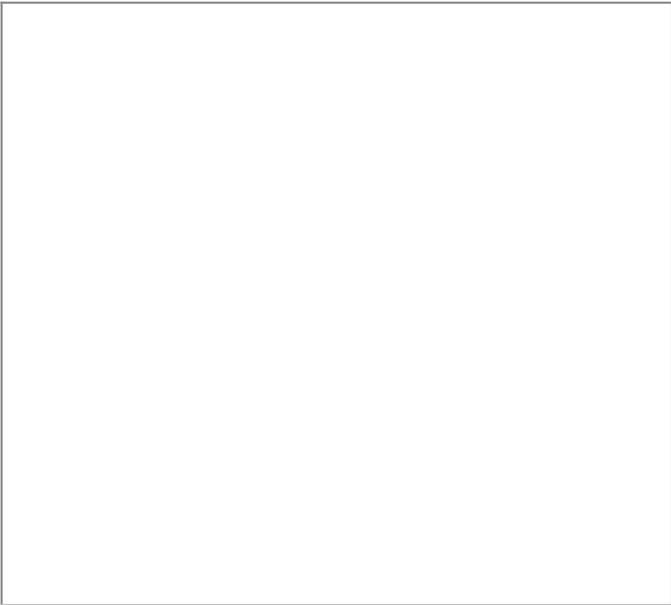
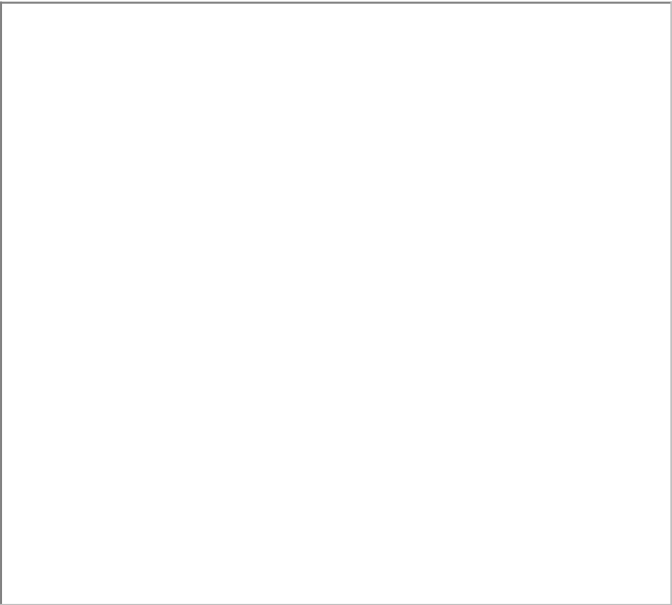
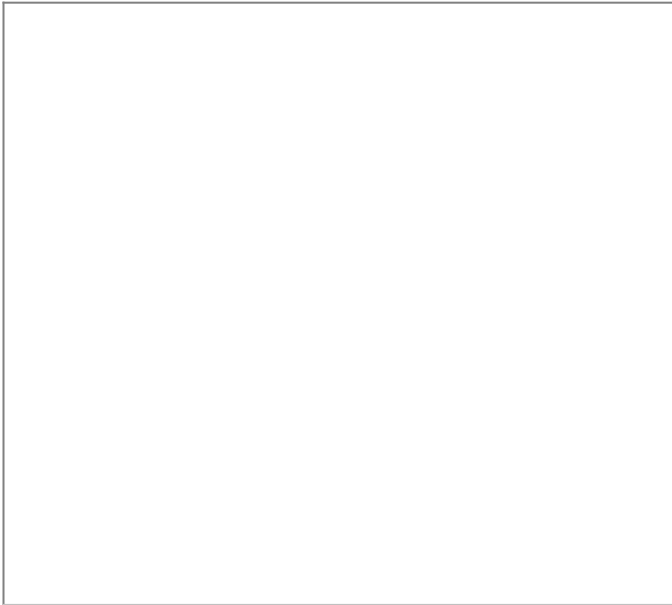
There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office in Ammanford proceed in the direction of Llandeilo passing 2 right hand turnings whereby the property will be located on the right hand side directly opposite the Premier supermarket.

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