



5 Woodfield Road,

Offers In Region Of £175,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

5 Woodfield Road,

A spacious two bedroom end-terraced property occupies a sought after position within a desirable residential area. Offering generous living accommodation with well proportioned rooms that provide comfortable family living, while the convenient location offers easy access to local amenities, reputable schools, transport links and more. Externally whilst there is parking on the street this property benefits from rear lane access to a double garage and an additional two parking spaces with direct access to the rear garden.

The village itself offers good basic amenities including a Co-op store, bakery, hairdressers and beauty salon, places of worship, public house and restaurant, primary school, public transport and more. The main shopping and leisure facilities are located at Ammanford town centre.





Entrance Hallway:

Stairs to first floor, single panel radiator.

Lounge/Dining Room:

6.88m x 3.68m (22'7" x 12'1")

Double glazed bay window to front, feature brick fireplace and coal effect gas fire, cupboard housing gas boiler providing domestic hot water and central heating, double glazed door and window to kitchen, two double panel radiators.

Kitchen/Breakfast Room:

3.96m x 3.86m (13'0" x 12'8")

Double glazed window to rear, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, integrated dishwasher, gas hob with five gas burners, electric oven and extractor fan over, wine rack, plumbing for washing machine, part tiled walls, understairs storage cupboard, vinyl flooring, double panel radiator.





Rear Lobby:

Double glazed obscure window to rear, laminate flooring, double glazed glass panel door to side, door to cloakroom.

Cloakroom:

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

First Floor Landing:

Double glazed window to rear, single panel radiator.

Bedroom One:

3.71m x 2.97m (12'2" x 9'9")

Double glazed window to front, single panel radiator.

Bedroom Two:

3.28m x 2.97m (10'9" x 9'9")

Double glazed window to rear, built in cupboard, single panel radiator.

Shower Room:

2.72m x 1.68m (8'11" x 5'6")

Double glazed obscure window to front, double shower enclosure, WC, wash hand basin in vanity unit, part tiled walls, entrance to loft, single panel radiator.

Externally:

Small enclosed frontage, side pedestrian to an enclosed rear garden, paved patio, lawned garden, outside tap, rear lane access to a **DOUBLE GARAGE** with electric remote control roller door, electricity and power connected, internal tap, door to rear, side gate to off road parking for two vehicles.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.



Council Tax:

B.

Broadband/Mobile Phone Coverage:

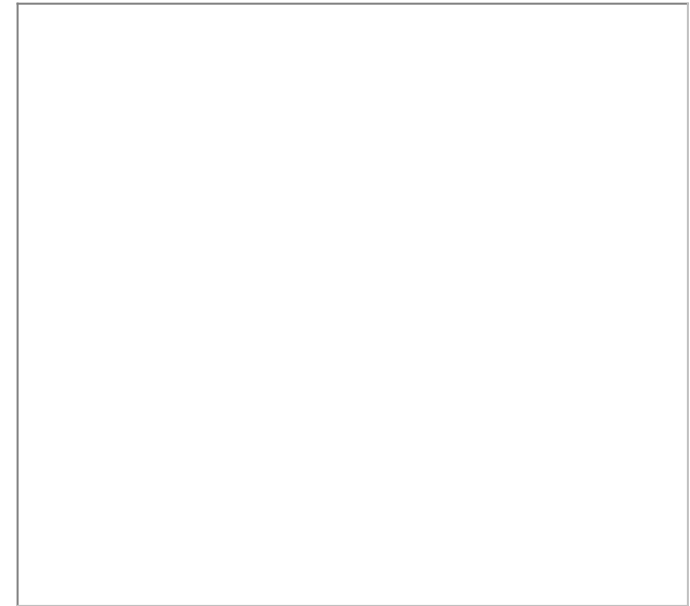
There is superfast broadband and mobile phone coverage in the area.

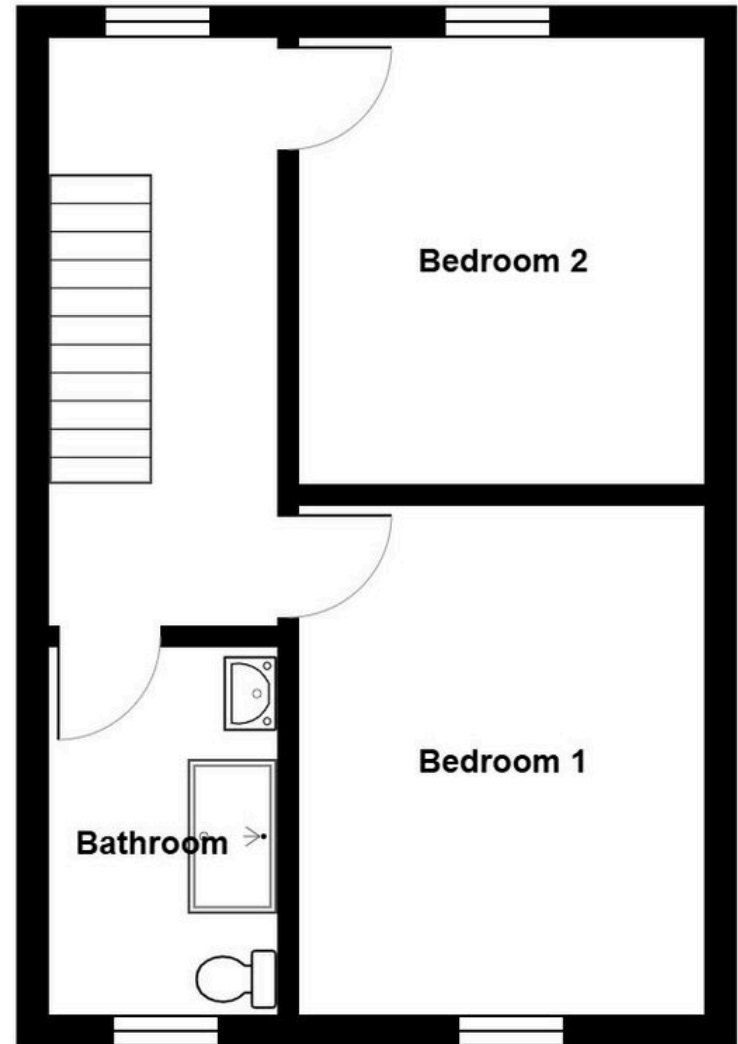
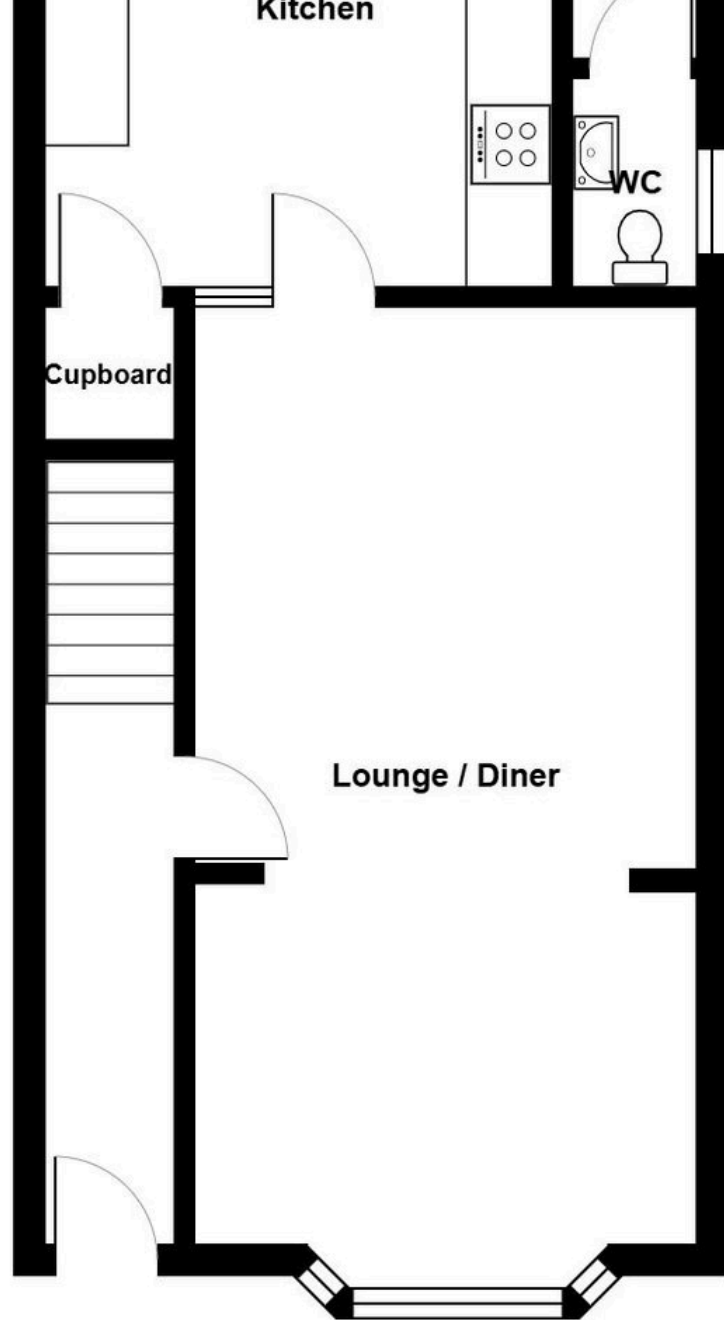
Directions:

From our office in Ammanford proceed along College Street in the direction of Llandeilo, passing through the village of Bonllwyn. Continue into the village of Llandybie turning left onto Woodfield Road whereby the property will be located on the right hand side.

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