



Old Road, Ammanford, SA18 2ED

£299,950



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Old Road, Ammanford, SA18 2ED

A deceptively spacious and beautifully presented semi-detached family home, occupying a highly sought-after position overlooking Bonllwyn Green on the outskirts of Ammanford town centre. This attractive property offers well-proportioned accommodation throughout, comprising three double bedrooms, a spacious lounge, and an impressive open-plan kitchen/dining/family room, creating the perfect space for modern family living and entertaining. The accommodation is further enhanced by a first-floor family bathroom and a convenient ground-floor WC. Externally, the property benefits from a generous driveway providing ample off-road parking, a detached garage, and an enclosed, level rear garden, ideal for families, children, and outdoor enjoyment.

The property is conveniently situated within easy walking distance of local shops, amenities, and both primary and secondary schools.





## Accommodation:

### Entrance Porch:

Double glazed window to front, double glazed door to side.

### Entrance Hallway

Stairs to first floor, radiator.





## Lounge

3.84m x 3.61m (12'7" x 11'10"/10'7")

Double glazed bay window to front, radiator, LVT herringbone flooring.

## Kitchen/Diner

6.38m x 3.66m (20'11" x 12'0")

Double glazed window to side, fitted with a range of wall & base units, central island, integrated fridge/freezer, dishwasher, space for a Rangemaster-style oven, sink & draining board unit, part tiled walls, under-stairs storage area, opening to:

## Sun Room

4.62m x 3.53m (15'2" x 11'7")

Two Fakro windows, double glazed French



## Utility Room

Double glazed door to rear, fitted with base units, plumbing for washing machine.

## Cloakroom

Double glazed window to side, heated towel rail, WC, wash hand basin, wall mounted gas boiler providing domestic hot water & central heating.

## First Floor Landing

Access to loft



## Bedroom One

3.51m x 3.63m (11'6" x 11'11"/10'10")

Double glazed bay window to front, radiator.

## Bedroom Two

3.53m x 2.77m (11'7"/10'6" x 9'1")

Double glazed window to rear, radiator, storage cupboard.

## Bedroom Three

3.78m x 2.41m (12'5" x 7'11")

Double glazed window to rear, radiator.



## Bathroom

2.64m x 1.55m (8'8" x 5'1")

Double glazed window to side, panelled bath with mains shower over, WC, pedestal wash hand basin, heated towel rail, tiled walls.

## Externally

Driveway offering ample parking, detached garage, side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area, raised flower bed, storage sheds.

## Services

We are advised that mains services are connected.



## Tenure

Freehold

## Council Tax

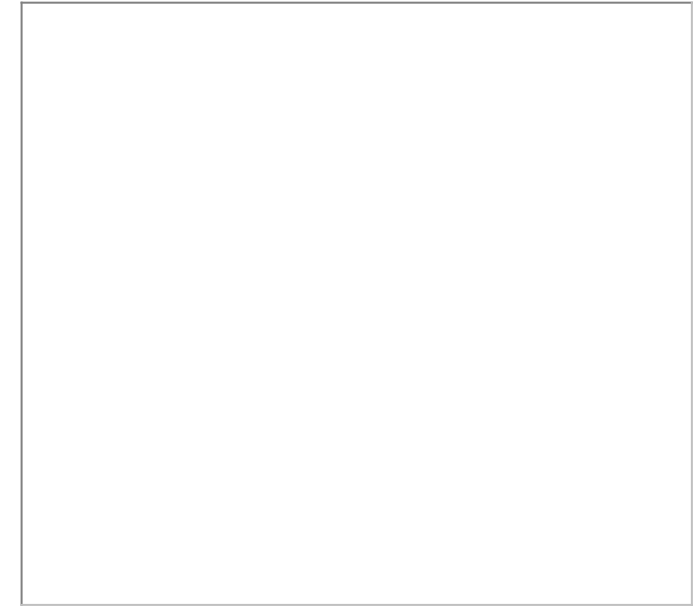
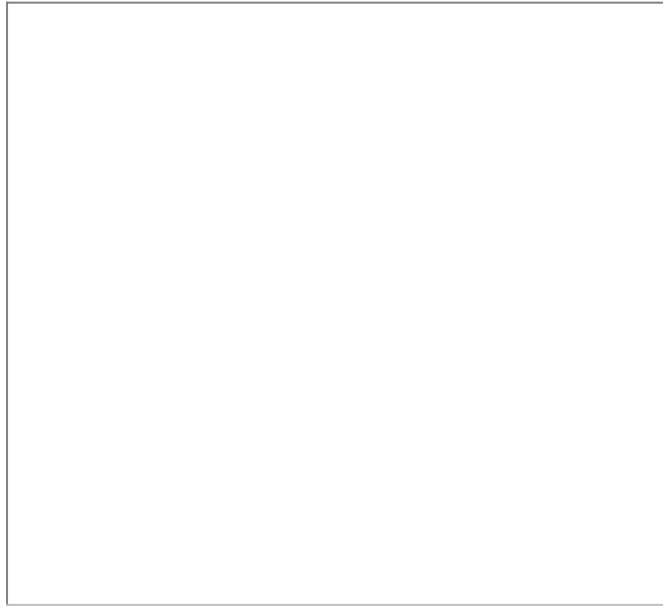
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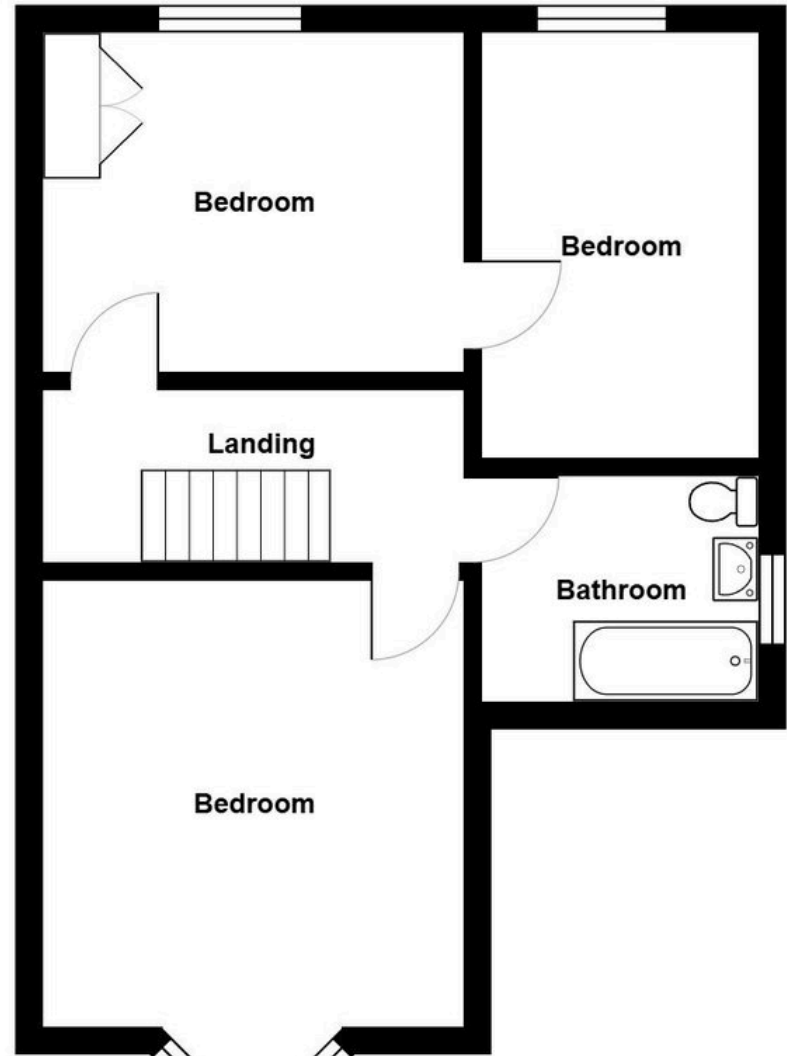
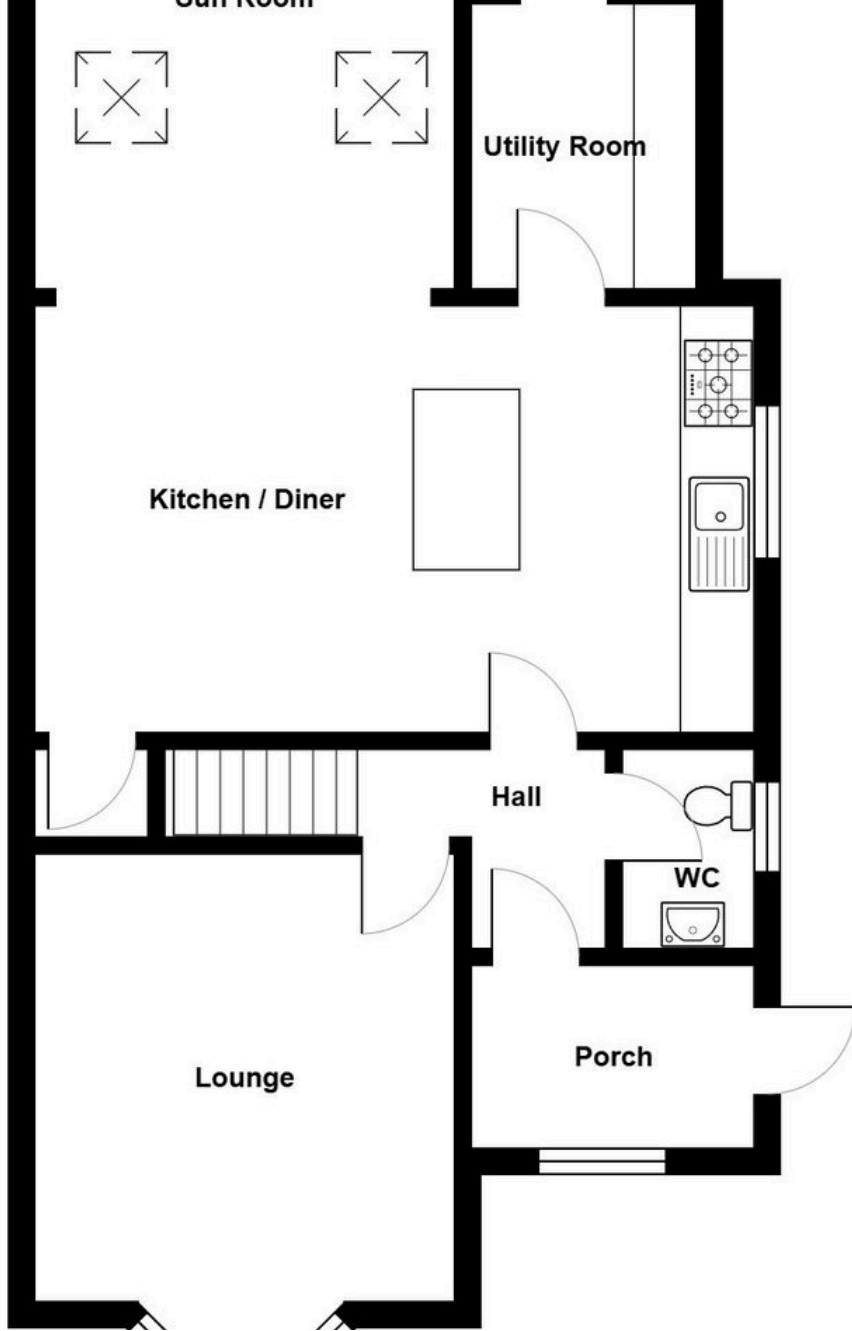
## Broadband/Mobile Phone Coverage

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**

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Ammanford, SA18 3AF

**Office Contact**

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