



Margaret Street, Ammanford, SA18 2NN

£160,000



Calow Evans
Estate Agents

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Margaret Street, Ammanford, SA18 2NN

Situated in a convenient location within walking distance of local schools and the wide range of amenities that Ammanford town centre has to offer, this semi-detached property provides spacious accommodation, making it an ideal family home. The accommodation comprises three bedrooms, three reception rooms, a first floor family bathroom and a ground floor WC. The property benefits from log burners in each of the reception rooms, together with gas fired central heating and double glazing throughout. Externally, there is an enclosed rear garden together with a detached garage to the rear. Backing onto playing fields, the property enjoys a pleasant open aspect.



Accommodation:

Entrance Vestibule

Tiled floor, door to:

Entrance Hallway

Radiator, stairs to first floor:





Sitting Room

3.84m x 3.68m (12'7"(into bay window) x 12'1")

Double glazed bay window to front, radiator, log burner in fireplace.

Lounge

3.73m x 3.48m (12'3" x 11'5")

Double glazed window to rear, radiator, log burner in surround.

Dining Room

4.27m x 3.28m (14'0"/12'4" x 10'9")

Double glazed window to side, radiator, log burner set in fireplace.

Kitchen

3.45m x 3.38m (11'4" x 11'1")

Double glazed rear, sink & draining board unit, wall mounted gas boiler providing domestic hot water & central heating, space for cooker, plumbing for washing machine.

Rear Hall

Double glazed panelled door to side.

WC

Double glazed window to side, WC.

First Floor Landing

Access to loft.

Bedroom One

5.05m x 3.3m (16'7"/15'5" x 10'10")

Two double glazed windows to front, two radiators.

Bedroom Two

3.58m x 3.17m (11'9" x 10'5"/9'2")

Double glazed window to rear, radiator.



Bedroom Three

3.58m x 2.69m (11'9" x 8'10"/6'9")

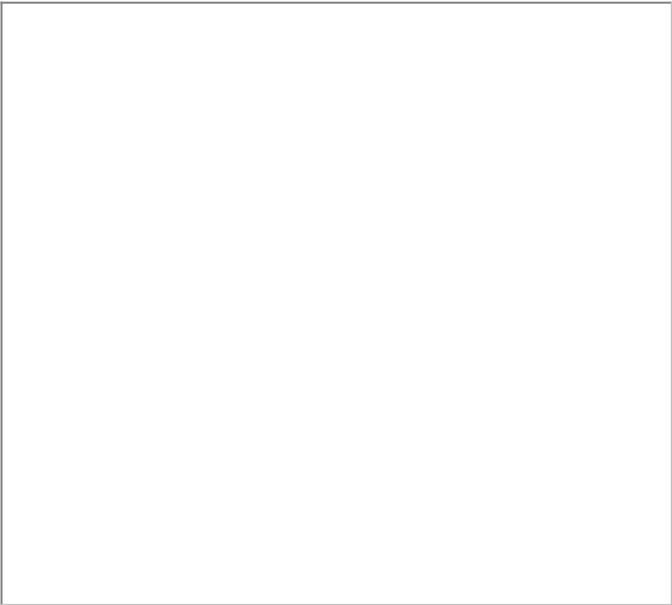
Double glazed window to rear, radiator.

Bathroom

Double-glazed window to side, suite comprising panelled bath with electric shower over, WC, pedestal wash hand basin.

Externally

Side pedestrian access to an enclosed rear garden with lawned area, patio area, storage shed, detached garage accessed via rear lane.



Services

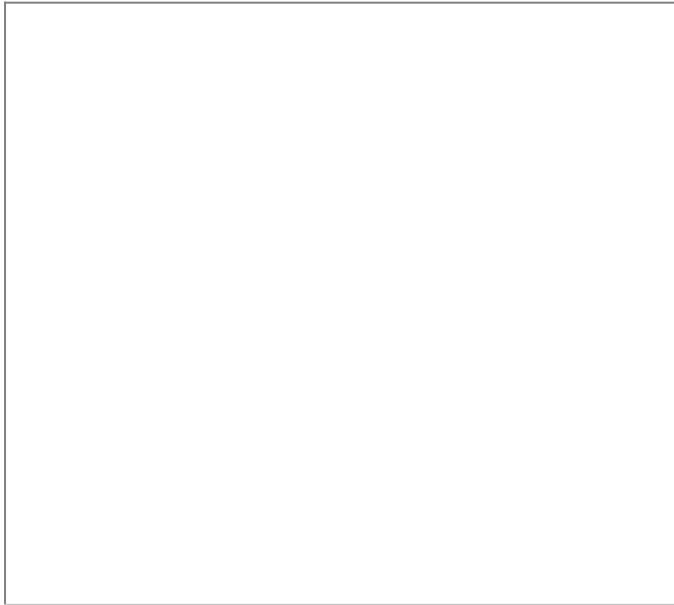
We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band C

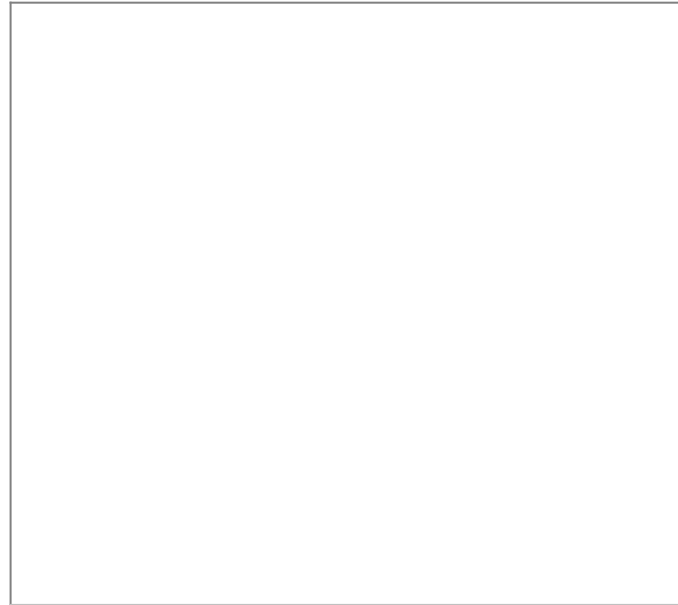


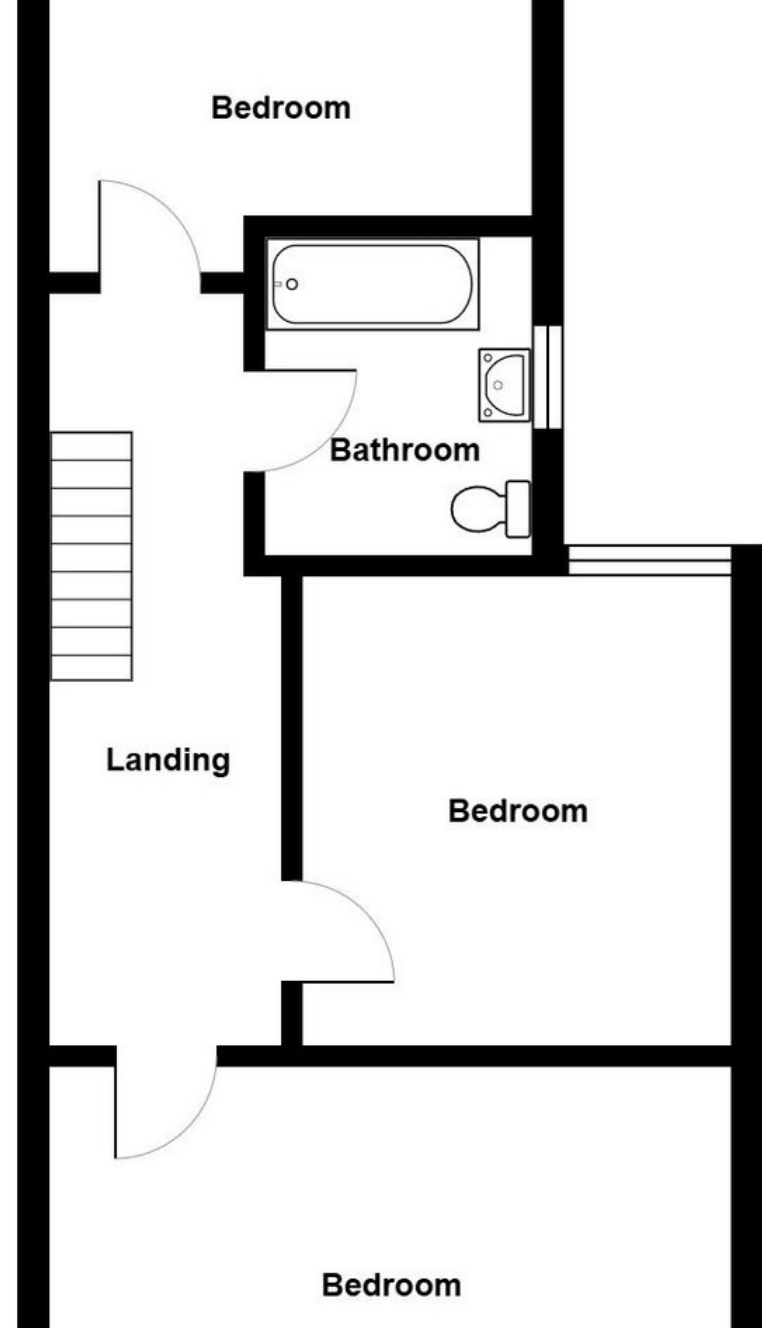
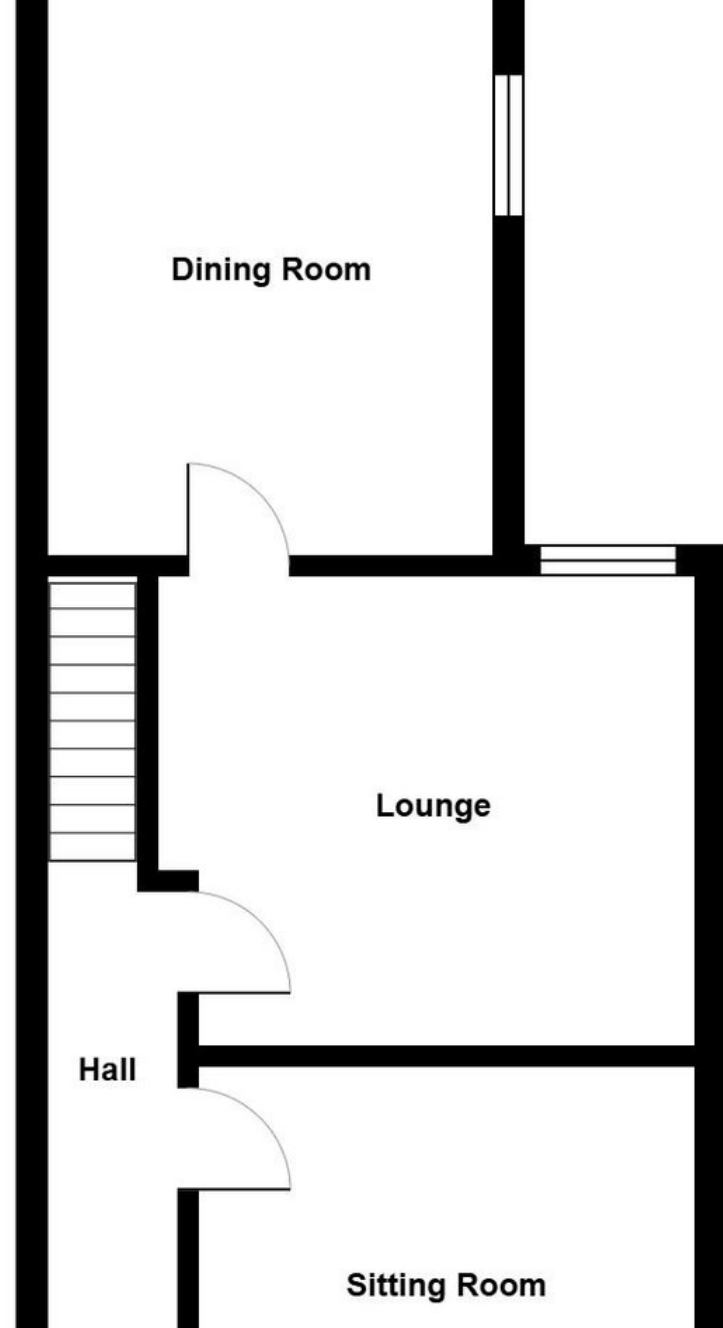
Broadband/Mobile Phone Coverage

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

38 College Street,
Ammanford, SA18 3AF

Office Contact

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