



Cwmamman Road, Glanamman, SA18 1HZ

Offers In Region Of £139,950



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Cwmamman Road, Glanamman, SA18 1HZ

A recently refurbished end-of-terrace property situated on a bus route in the village of Glanamman. This well-presented three-bedroom home has been updated by the current owners and offers two reception rooms, a first-floor shower room, owned solar panels, gas-fired central heating, and double glazing throughout. Externally, the property benefits from an enclosed, low-maintenance rear garden.

The village of Glanamman offers excellent leisure facilities, including riverside walks, cycle paths, children's playgrounds, and recreational parks. A neighbouring village provides a modern primary school and an 18-hole golf course, while the main shopping facilities can be found in Ammanford town centre. Access to the M4 motorway is available via Junction 49 at Pont Abraham.





Accommodation:

Entrance Hall

Radiator, door to:

Dining Room

3.43m x 3m (11'3" x 9'10")

Double glazed window to front, radiator.





Lounge

4.37m x 3.17m (14'4"/11'8" x 10'5")

Double glazed window to rear, radiator, under-stairs storage cupboard, feature fireplace.

Kitchen

2.69m x 2.31m (8'10" x 7'7")

Double glazed window to side, heated towel rail, fitted with a range of wall & base units, ceramic sink & draining board unit, plumbing for washing machine, built-in electric oven, hob, extractor fan over, part tiled walls, double glazed door to rear.

First Floor Landing

Bedroom One

3m x 2.67m (9'10" x 8'9" (plus built in storage)

Double glazed window to front, radiator, built in storage area.

Bedroom Two

2.79m x 1.98m (9'2" x 6'6")

Double glazed window to front, radiator.

Bedroom Three

2.36m x 2.01m (7'9" x 6'7")

Double glazed window to rear, radiator, cupboard housing wall-mounted gas boiler providing domestic hot water & central heating.

Shower Room

2.36m x 1.63m (7'9" x 5'4")

Heated towel rail, suite comprising WC, wash hand basin in vanity unit, mains shower in enclosure.

Externally

Gated side access to rear garden laid with artificial grass, storage shed with electricity connected.

Services

We are advised that mains services are connected. Owned solar panels.



Tenure

Freehold

Council Tax

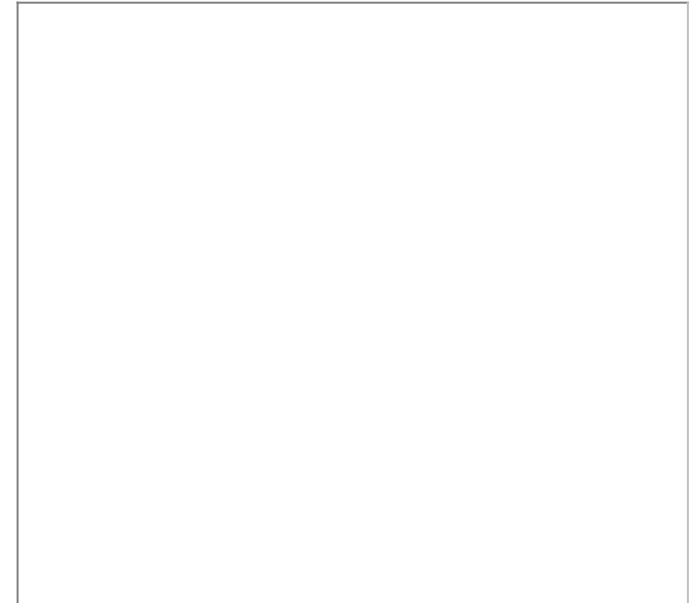
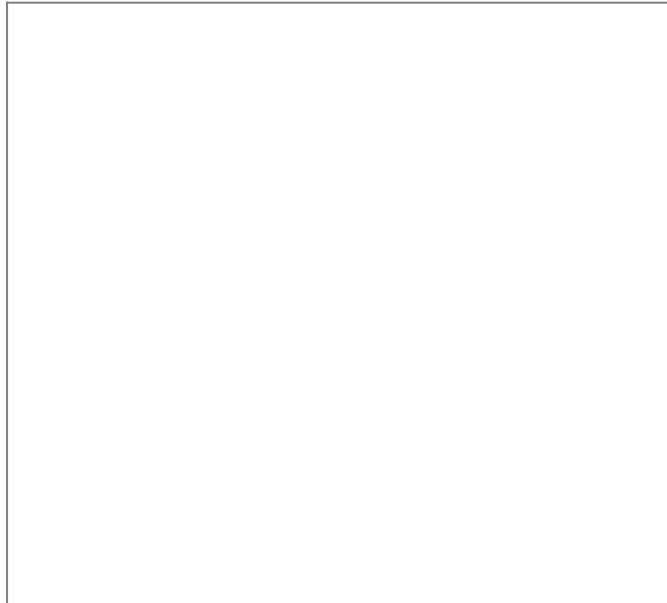
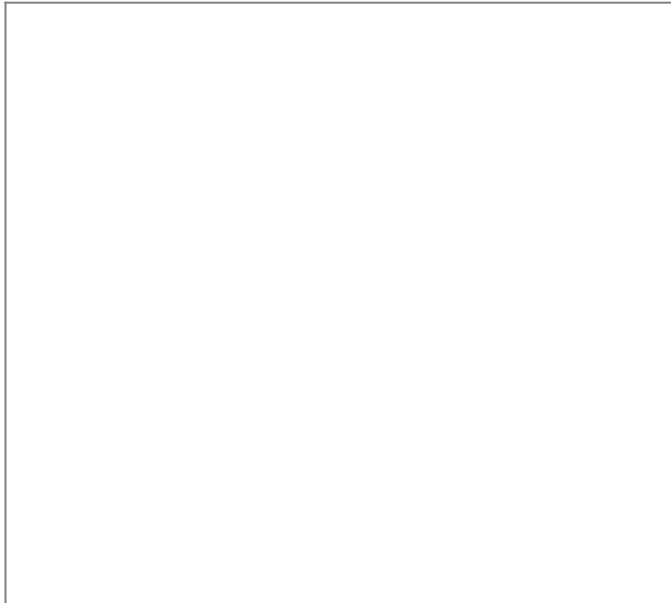
Band B

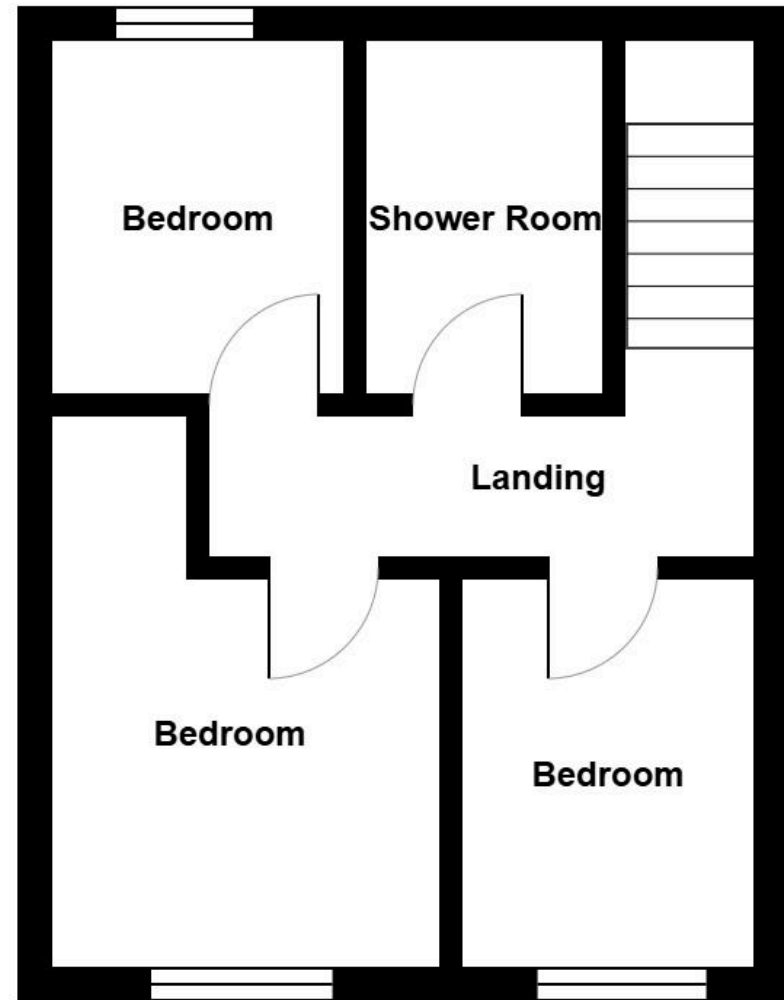
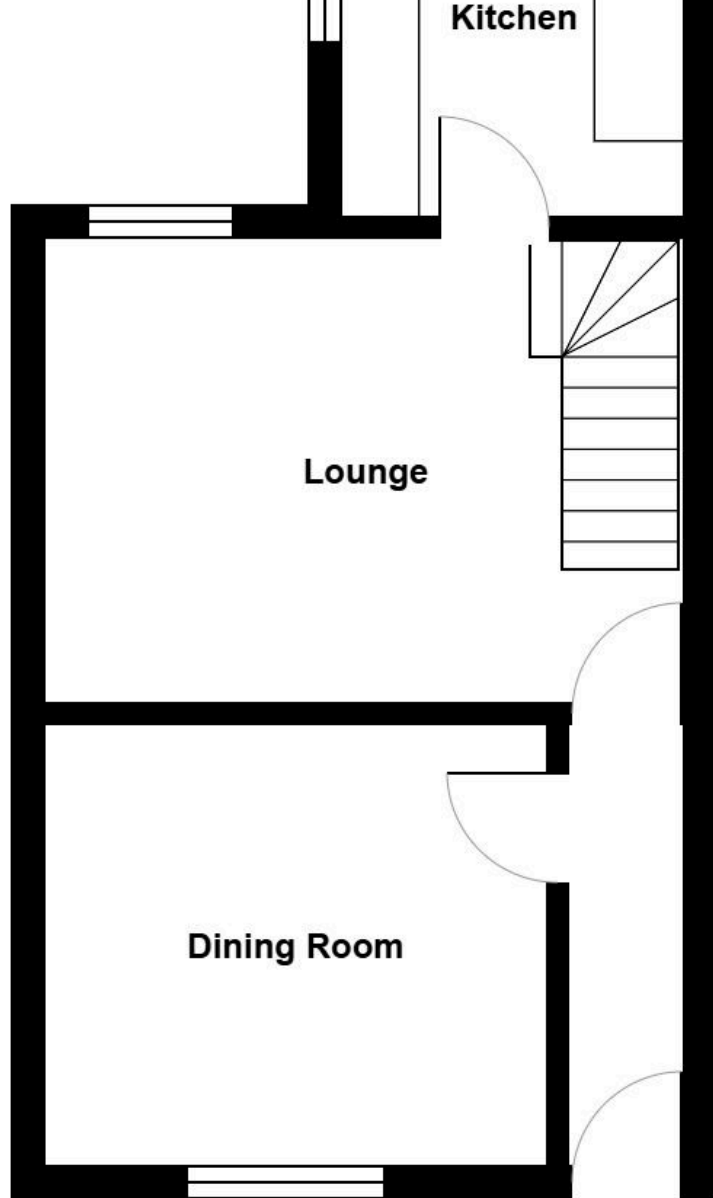
Broadband Speed/Mobile Phone Coverage

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

01269 543 128