



Hendre Road, Ammanford, SA18 2BL

£180,000

CE Calow Evans
Estate Agents

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Hendre Road, Ammanford, SA18 2BL

A recently refurbished semi-detached property, conveniently located close to Ysgol Y Bedol Primary School, Garnant Park and recreational grounds. This ideal family home boasts three double bedrooms, a first-floor bathroom, and a full-width kitchen/diner. The property further benefits from gas-fired central heating and double glazing throughout. Externally, there is ample off-road parking to the front, while the generous and fairly level rear garden provides an excellent space for families and outdoor enjoyment. Viewing is essential to fully appreciate the standard of workmanship on offer.

The village of Garnant offers an excellent range of leisure facilities, including riverside walks and cycle paths, recreational grounds, and children's play areas. The village further benefits from a modern primary school and an 18-hole golf course.





Accommodation:

Entrance Hall

Laminate flooring, radiator, under stairs storage, stairs to first floor.

Lounge

4.09m x 3.63m (13'5" x 11'11"(to alcove))

Double glazed window to front, radiator, laminate flooring.





Kitchen/Diner

5.56m x 3.38m (18'3" x 11'1")

Double glazed French doors to rear, double glazed window to side, fitted with a range of wall & base units, integrated, cupboard housing gas boiler providing domestic hot water & central heating, sink & draining board unit, electric oven, hob, extractor fan over, two radiators.

Landing

Double glazed window to side.

Bedroom One

4.39m x 2.9m (14'5" x 9'6"/8'3")

Double glazed window to front, radiator.

Bedroom Two

3.2m x 3.1m (10'6"/8'4" x 10'2")

Double glazed window to front, radiator.

Bedroom Three

3.15m x 2.62m (10'4" x 8'7")

Double glazed window to rear, radiator.

Bathroom

2.31m x 2.03m (7'7" x 6'8"/4'8")

Double glazed window to front, heated towel rail, suite comprising panelled bath with shower over, pedestal wash hand basin, WC.

Externally

Tarmacadam driveway to the front, side pedestrian access to a generous and fairly level rear garden, part tarmacadam, part laid to lawn, storage shed.

Services

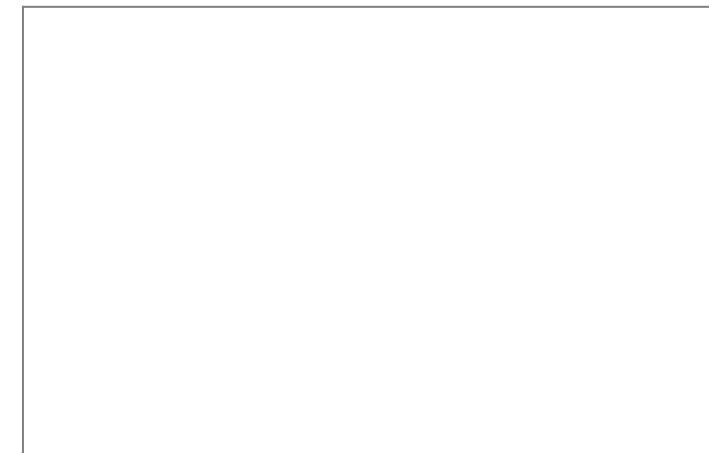
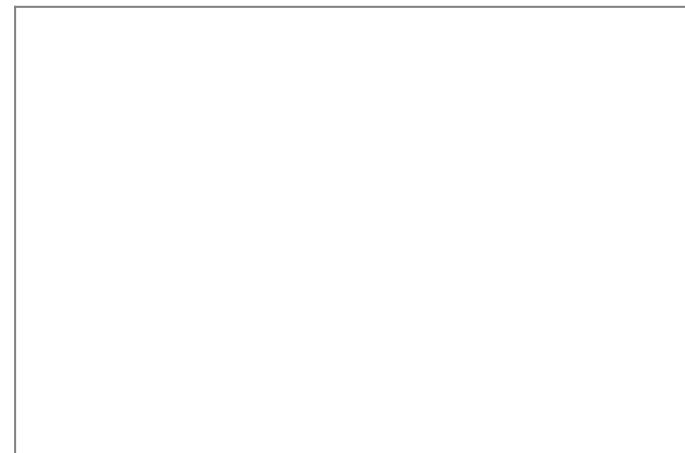
Services

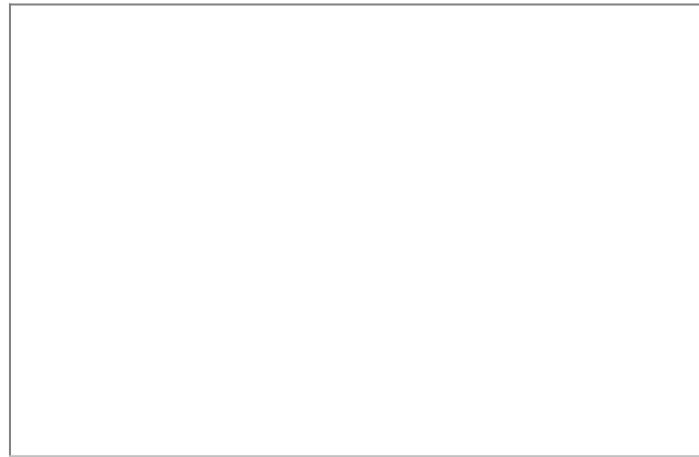
We are advised that mains services are connected.

Tenure

Tenure

Freehold





Tenure

Council Tax

Band B

Council Tax

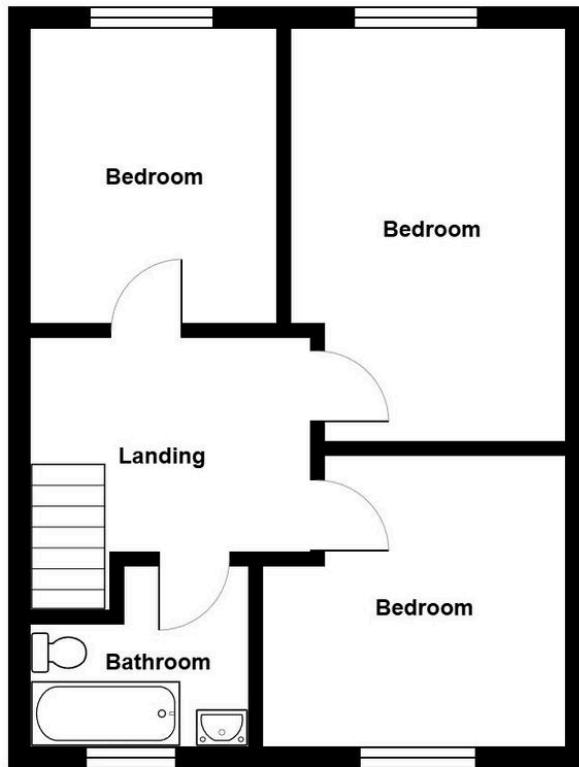
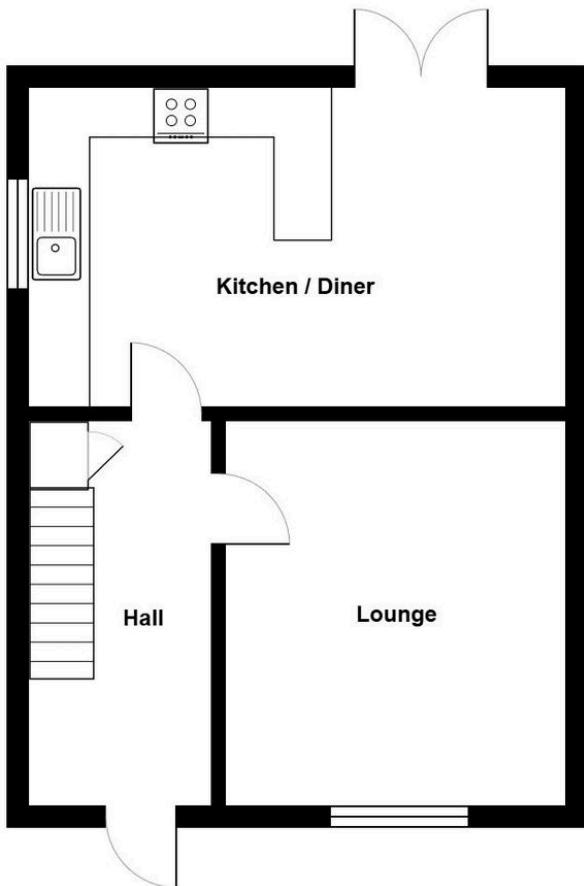
Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage is available in this area.

Disclaimer

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.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128