



Maesybont, Glanamman, Ammanford, SA18 2AY

Offers In Region Of £150,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Maesybont, Glanamman, Ammanford, SA18 2AY

This exceptionally well-maintained ex-local authority property offers spacious, light filled accommodation and a practical layout that is increasingly difficult to find. The interior has been thoughtfully updated to create a stylish and comfortable home. The welcoming entrance hall leads to a bright and airy lounge with large windows and French doors that flood the space with natural light. The three bedrooms are generously sized offering excellent flexibility for families, professionals or those working from home. The property benefits from neutral décor, quality flooring and well-appointed bathroom facilities. Externally a level garden to the rear which enjoys off road parking for two vehicles.





Entrance Hallway:

Approached via a double glazed door, double glazed window to front, stairs to first floor, understairs storage cupboard.

Cloakroom:

Double glazed window to side, WC.

Lounge:

5.13m x 3.63m (16'10" x 10'11"/11'11")

Double glazed window to front, double glazed French doors to rear, double panel radiator.





Kitchen:

3.07m x 2.92m (10'1" x 9'7")

Double glazed glass panel door and double glazed window to rear, fitted with a range of wall and base units, single bowl sink unit and draining board, induction hob, electric oven and extractor fan over, downlighters, part tiled walls, double panel radiator.

Utility Area:

Double glazed window to rear, shelving, plumbing for washing machine.

First Floor Landing:

Double glazed window to side, entrance to loft, airing cupboard housing gas boiler providing domestic hot water and central heating, double



Bedroom One:

3.12m x 3.1m (10'3"/9'7" x 10'2")

Double glazed window to rear, built in double wardrobe, double panel radiator.

Bedroom Two:

3.66m x 3.17m (12'0" x 8'7"/10'5")

Double glazed window to rear, double panel radiator.

Bedroom Three:

2.67m x 2.41m (8'9" x 7'11")

Double glazed window to front, double panel radiator.



Bathroom:

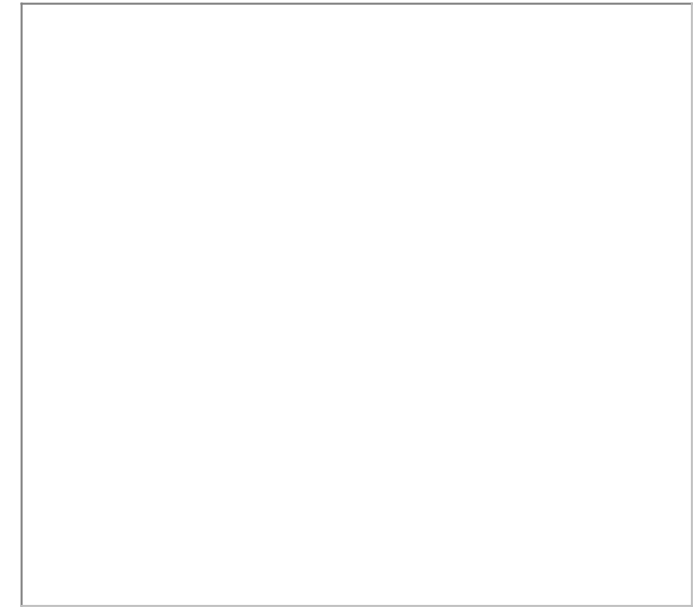
2.01m x 1.85m (6'7" x 6'1")

Double glazed window to front, suit comprises L-shaped panelled bath with shower over and hand held shower, wash hand basin in vanity unit, WC, tile effect splashback, towel shelving, heated towel rail.

Externally:

A private frontage paved with mature shrubs, side pedestrian access to a level rear garden, paved patio, lawned area with raised flower beds, two storage sheds and off road parking for two vehicles to the rear via a side lane access.

Services:



Tenure:

Freehold.

Council Tax:

A.

Broadband/Mobile Phone Coverage:

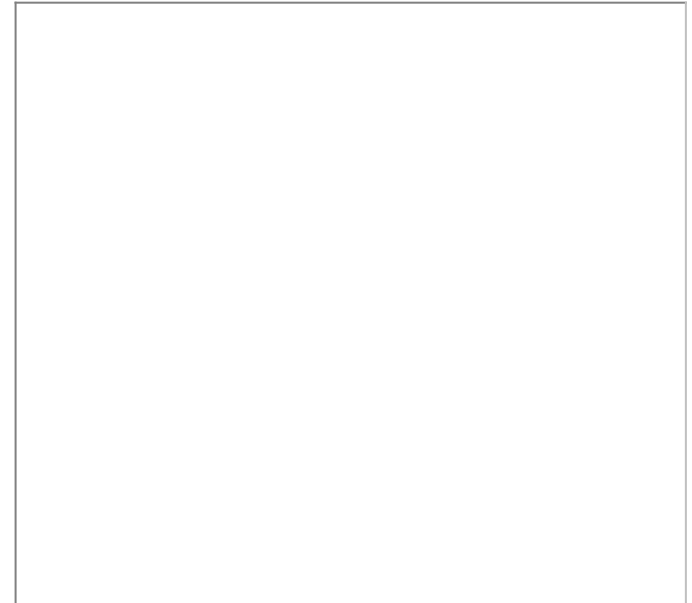
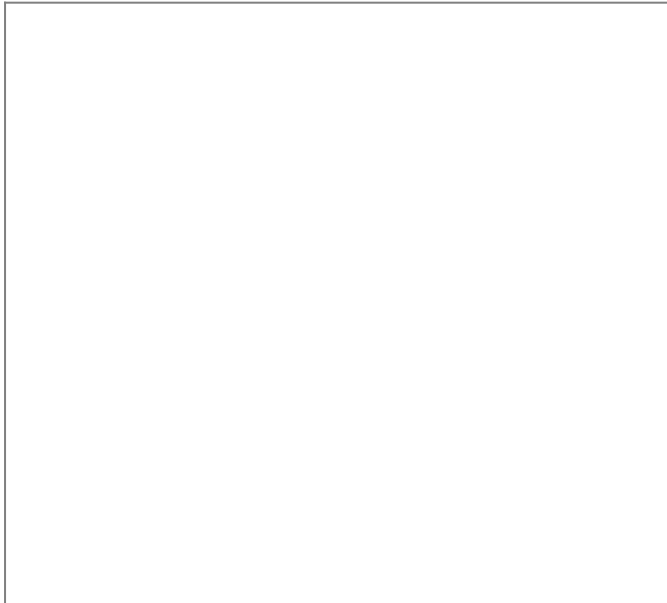
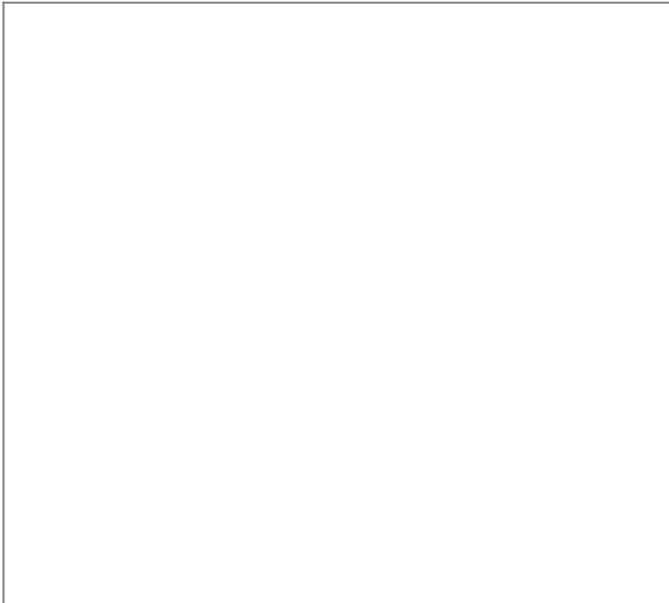
There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office proceed to the traffic lights turning left onto High Street. Proceed out of Ammanford and on reaching the junction in Pontamman turn left. Proceed through the village of Glanamman . Take the first left turning after the Premier store located on the left hand side. Follow the road over the stone bridge and after the sharp left hand bend the road will fork, bear left down the hill through Tabernacle Road. Take the right hand turning onto Maesybont whereby the property will be located on the left 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





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128