



Heol Marlais, Ammanford, SA18 2DS

Offers In Region Of £189,950



Calow Evans
Estate Agents

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Heol Marlais, Ammanford, SA18 2DS

This well-proportioned semi-detached home is conveniently located within a reasonable walking distance of Ammanford town centre. As an ex-local authority property, it features three double bedrooms, a first-floor bathroom, solid fuel heating, and double glazing. Externally, the property includes an enclosed rear garden, a detached garage, and parking available at the rear.

Living in Ammanford town centre provides access to excellent shopping and leisure facilities, as well as primary and secondary schools. For commuters, the M4 motorway is easily accessible via Junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Double glazed window to side, laminate flooring, understairs storage cupboard.

Dining Room

3.53m x 2.9m (11'7" x 9'6")

Double glazed window to front, double panel radiator, opening to :





Lounge

4.19m x 3.94m (13'9" x 12'11")

Double glazed window to rear, single panel radiator, multi fuel burner with back boiler providing domestic hot water & central heating.

Kitchen/Breakfast Room

4.17m x 2.77m (13'8" x 9'1")

Double glazed window to side, radiator, fitted with a range of wall & base units, integrated dishwasher, sink & draining board unit, built in electric oven, hob, extractor fan over, breakfast bar, double glazed panelled door to:

Utility Area

Plumbing for washing machine, space for dishwasher.



First Floor Landing:

Double glazed window to front, airing cupboard housing hot water tank.

Bedroom One

4.22m x 2.79m (13'10" x 9'2")

Double glazed window to rear, single panel radiator, fitted wardrobes.

Bedroom Two

3.58m x 3.28m (11'9" x 10'9"/8'5")

Double glazed window to rear, single panel radiator.



Bedroom Three

3.51m x 3.07m (11'6" x 10'1" (to alcove))

Double glazed window to rear, single panel radiator.

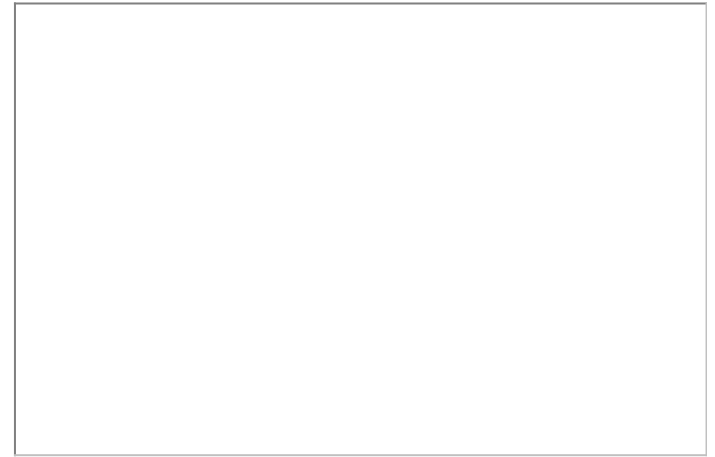
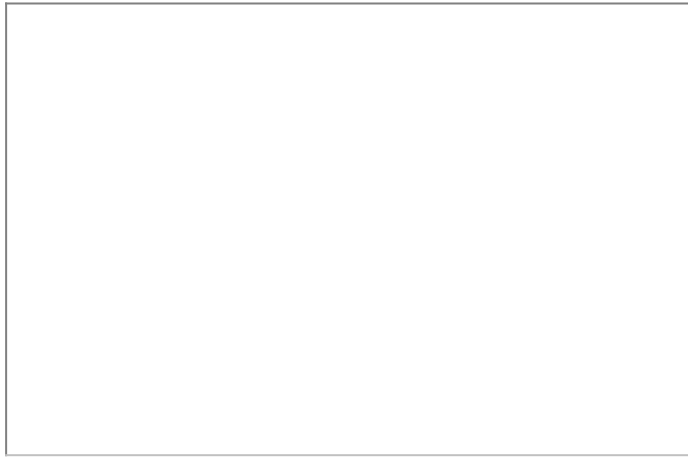
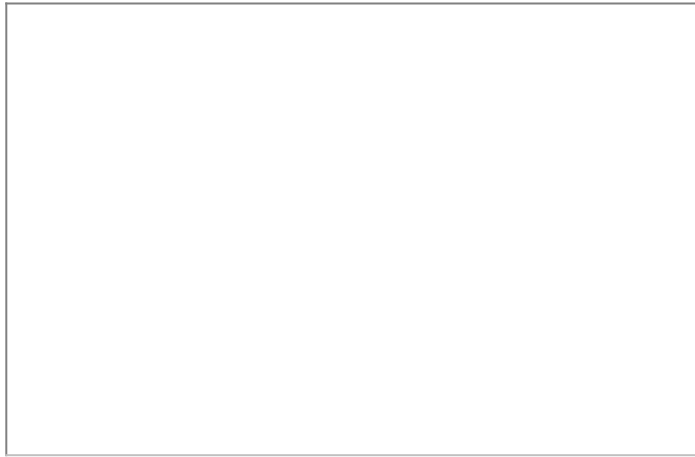
Bathroom

Double glazed window to side, heated towel rail, suite comprising panelled bath, WC, pedestal wash hand basin, tiled floor, tiled walls.

Externally

Front garden laid to lawn, side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area, door to detached garage, storage shed.





Services

We are advised that mains services are connected. Solid fuel heating.

Tenure

Freehold

Council Tax

Band B

Broadband/Mobile Phone Coverage

We are advised that superfast broadband/mobile phone coverage is 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.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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