



Gwaun Henllan, Ammanford, SA18 2FD

Offers In Region Of £369,950



Calow Evans  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Gwaun Henllan, Ammanford, SA18 2FD

This modern five-bedroom detached family home is located on a development on the outskirts of Ammanford town centre. The property features three reception rooms, a ground floor cloakroom, en-suite facilities, and a bathroom on the first floor. Externally, there is a driveway, an integral garage, and an enclosed rear garden that backs onto farmland, providing added privacy to this beautiful family home.

The development is situated on the outskirts of Ammanford town centre which enjoys good shopping and leisure facilities. Access to the M4 motorway would be via junction 49 at Pont Abraham.





**Accommodation:**

## **Entrance Hallway**

Laminate flooring, stairs to first floor.

## **Study**

2.44m x 2.41m (8'0" x 7'11")

Double glazed window to front, single panel radiator.





## Cloakroom

Tiled floor, single panel radiator, WC, wash hand basin in vanity cupboard.

## Kitchen

4.75m x 3.12m (15'7" x 10'3")

Two double glazed windows to rear, double panel radiator, fitted with a range of wall & base units, plumbing for dishwasher, sink & draining board unit, built in electric oven, gas hob, extractor fan over.

## Utility Room

Double glazed panelled door & window to rear, fitted with wall & base units, wall mounted BAXI gas boiler providing domestic hot water & central heating, plumbing for washing machine.

## Lounge

3.73m x 3.56m (12'3" x 11'8")

Double glazed window to front, double panel radiator, laminate flooring., opening to:

## Dining Room

3.53m x 3.15m (11'7" x 10'4")

Double glazed French doors to rear, double panel radiator.

## First Floor Landing

Access to loft, storage cupboard.

## Bedroom One

3.78m x 3.53m (12'5" x 11'7")

Double glazed window to front, single panel radiator.

## Ensuite

Double glazed window to front, single panel radiator suite comprising shower enclosure with electric shower, WC, pedestal wash hand basin, tiled floor.

## Bedroom Two

3.53m x 3.15m (11'7" x 10'4"/7')

Double glazed window to rear, single pane radiator.





### Bedroom Three

2.97m x 2.92m (9'9" x 9'7")

Double glazed 'Fakro' window to side & rear, radiator.

### Bedroom Four

3.68m x 2.46m (12'1"/10'6" x 8'1")

Double glazed window to front, single panel radiator.

### Bedroom Five

2.26m x 2.18m (7'5" x 7'2")

Double glazed window to rear, single panel radiator.



### Externally

Tarmacadam driveway to the front, integral garage with up-and-over door, side pedestrian access to an enclosed rear garden comprising lawned area, paved patio area, open aspect to rear.

### Services

We are advised that mains services are connected.

### Tenure

Freehold

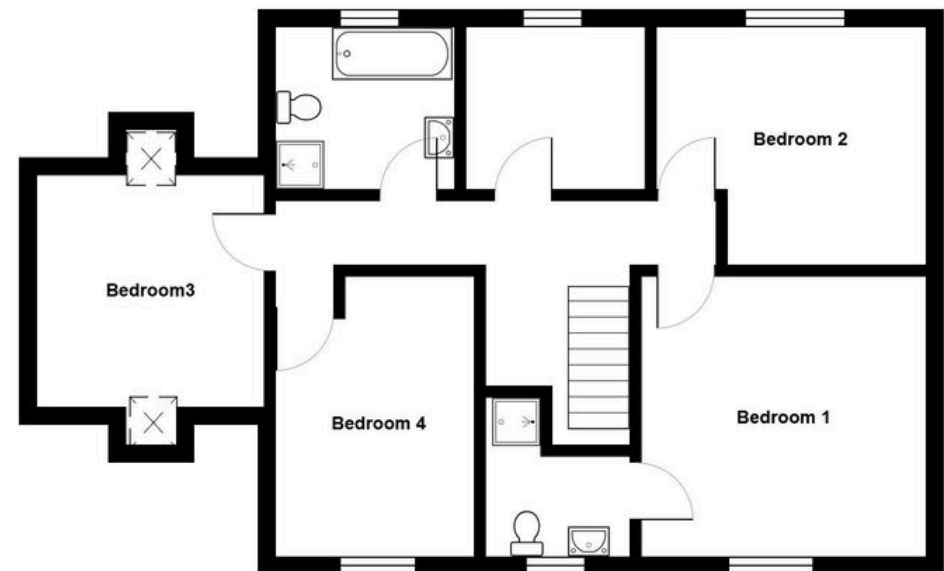


### Council Tax

Band E

### 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