



Fairoak, Pontamman, Ammanford, SA18

Offers In Region Of £245,000



Calow Evans
Estate Agents

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Fairoak, Pontamman, Ammanford, SA18

A three bedroom detached bungalow situated on a corner plot on a sought after development in Pontamman on the outskirts of Ammanford town centre. The property offers good sized accommodation and benefits from double glazing and gas fired central heating. There is potential to build a sun room or conservatory to the rear (stpp). The property owns their own solar panels therefore in receipt of income (the sum varies tbc). This property is ideal for keen gardeners and there is still potential to extend the parking to the front.





Entrance Porch:

Double glazed glass door, tongue and groove to ceiling, double door to hallway.

Entrance Hallway:

Built in cupboard, entrance to loft which is part boarded, double panel radiator.

Cloakroom:

Double glazed window to front, WC, wash hand basin, single panel radiator.





Lounge/Dining Room:

8m x 3.66m (26'3" x 8'4"/12'0")

Double glazed windows to front and side, double glazed French doors to rear, two ceiling roses, two single panel radiators.

Kitchen:

4.9m x 2.84m (16'1" x 9'4")

Double glazed window and double glazed glass panel door to rear, ceramic tiled floor, fitted with wall and base units, single bowl sink unit and draining board, cooker space with extractor fan over, gas boiler providing domestic hot water and central heating, part tiled walls, double panel radiator.

Bedroom One:

4.37m x 2.72m (14'4" to wardrobes x 8'11")

Double glazed window to front, fitted wardrobes, double panel radiator.



Bedroom Two:

3.81m x 3m (12'6" to wardrobes x 9'10")

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

Bedroom Three:

3.81m x 2.84m (12'6" x 7'8"/9'4")

Double glazed window to rear, single panel radiator.

Shower Room:

2.84m x 2.41m (9'4" x 7'11")

Double glazed window to rear, WC, pedestal wash hand basin with fixed mirror and lighting above, work surface and wall cupboards, plumbing for washing machine, vented for tumble dryer, shower enclosure, double panel radiator.



Externally:

The property is situated on a corner plot mainly laid to lawn with flowers and shrubs, side driveway, side pedestrian access to a good sized rear garden laid to lawn, patio, two garden sheds, outside tap.

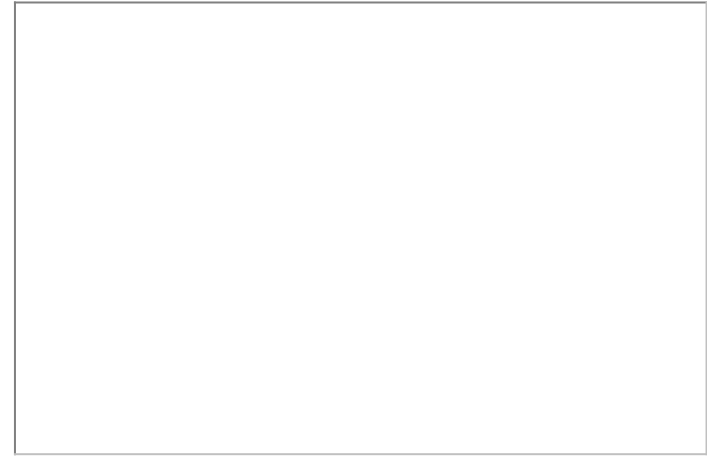
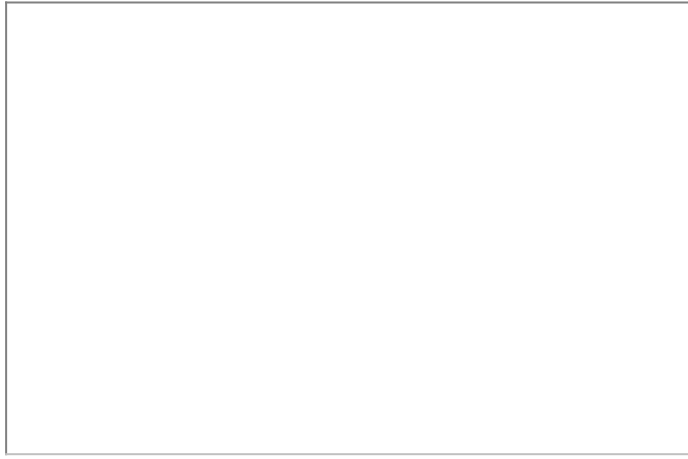
Services:

We are advised all mains services are connected.

Tenure:

Freehold.





Council Tax:

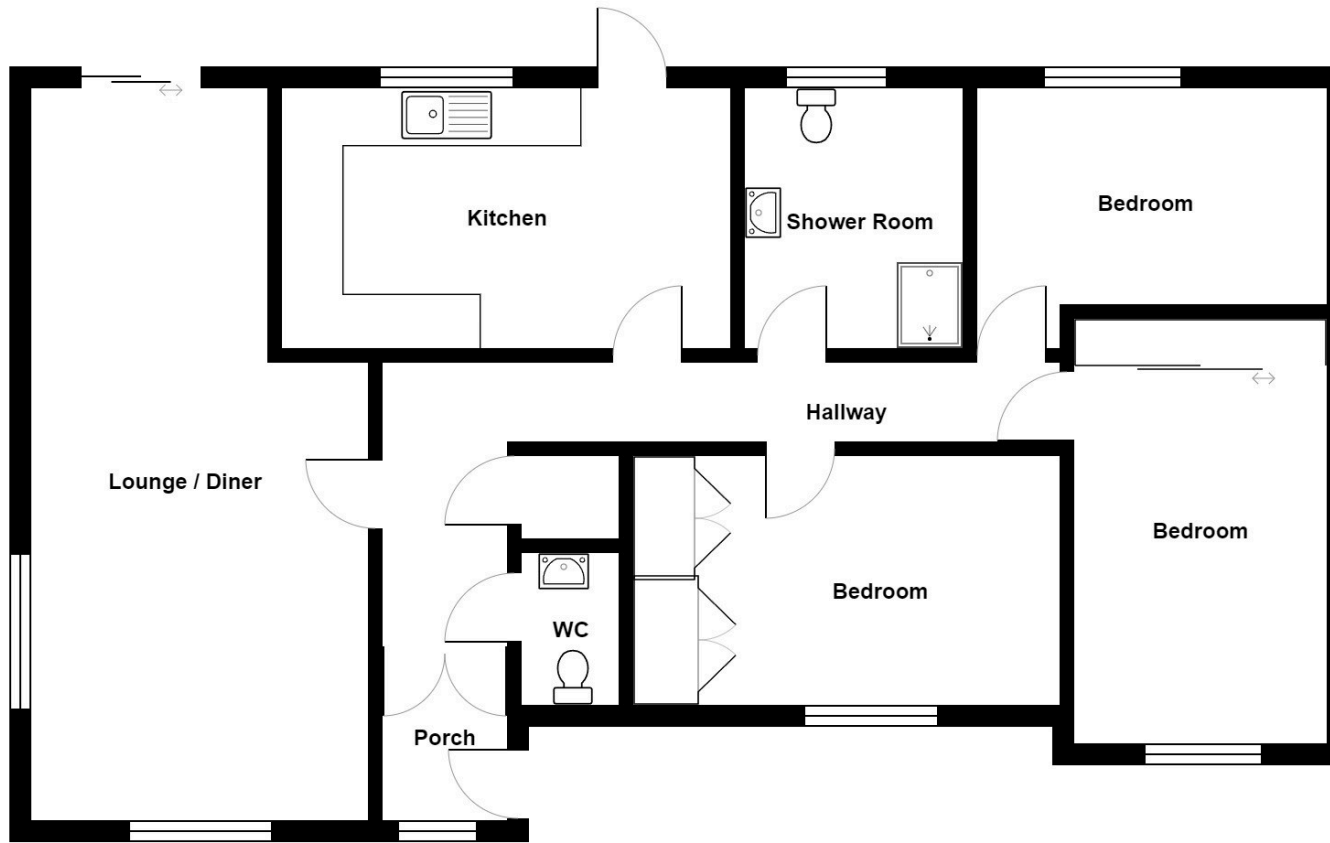
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Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue until reaching the next junction in Pontamman and turn left. Take the next available right hand turning into the development. Take the third left onto Fair oak 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 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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