



Parcyrhun, Ammanford, SA18 3HE

Offers In Region Of £199,950



**Calow Evans**  
Estate Agents

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

## Parcyrhun, Ammanford, SA18 3HE

Standing on a substantial plot is this three bedroom family home on the outskirts of Ammanford town centre. This three bedroom ex-local authority property enjoys two reception rooms, a first floor bathroom and benefits from gas central heating and double glazing. The property offers potential to extend or build a garage (stpp). Externally, there is off road parking and a generous size rear garden ideal for families or keen gardeners. Viewing is essential to appreciate the external space this property has to offer.

Ammanford town offers good shopping and leisure facilities, access to the M4 motorway is via junction 49 at Pont Abraham. Internal viewing is highly recommended to fully appreciate the accommodation offered.





## Accommodation:

### Entrance Hallway

Double glazed window to front, laminate flooring, stairs to first floor.

### Lounge

4.47m x 3.61m (14'8" x 11'10" (to alcove))

Double glazed bay window to front, single panel road.





## Kitchen

3.86m x 2.69m (12'8" x 8'10")

Double glazed window to rear, double glazed panel door to side, single panel radiator, built in electric oven & hob with extractor fan over, sink & draining board unit, plumbing for washing machine, part tiled walls.

## Dining Room

3.61m x 3.05m (11'10" x 10'0"/8'4")

Double glazed patio doors to rear, single panel radiator.

## First Floor Landing

Double glazed window to side, radiator with decorative cover, access to loft.



## Bedroom One

3.61m x 3.3m (11'10"/10'8" x 10'10")

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

## Bedroom Two

3.53m x 3.2m (11'7"8'9" x 10'6"/8'4")

Double glazed window to rear, fitted wardrobes, storage cupboards housing Worcester gas boiler providing domestic hot water & central heating.

## Bedroom Three

3.05m x 2.67m (10'0"/6'6" x 8'9")

Double glazed window to front, single panel radiator.



## Bathroom

2.21m x 1.78m (7'3" x 5'10")

Double glazed window to side, heated towel rail, suite comprising WC, wash hand basin in vanity unit, panelled bath with electric shower over, part tiled walls, tiled floor.

## Externally

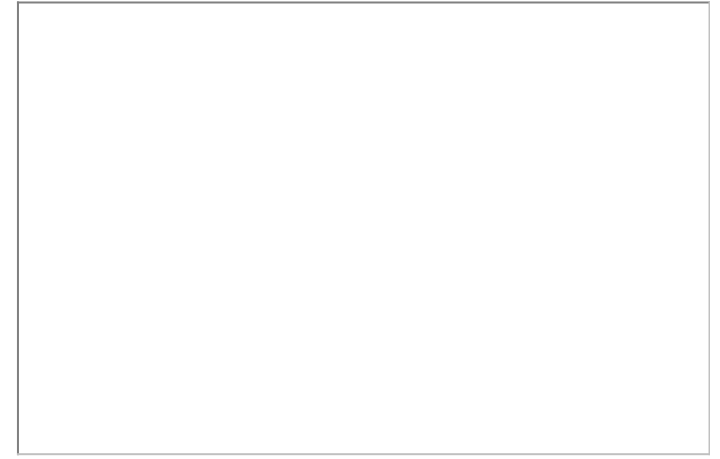
Standing on a substantial plot, front & side garden laid to lawn, off road parking for two vehicles, larger than average rear garden with paved patio area, lawned area, outside WC, storage shed, potential to extend and build a garage (stpp).

Please note there is a tree preservation order on the tree to the rear of the garden.

## Services

We are advised that mains services are connected.





## Tenure

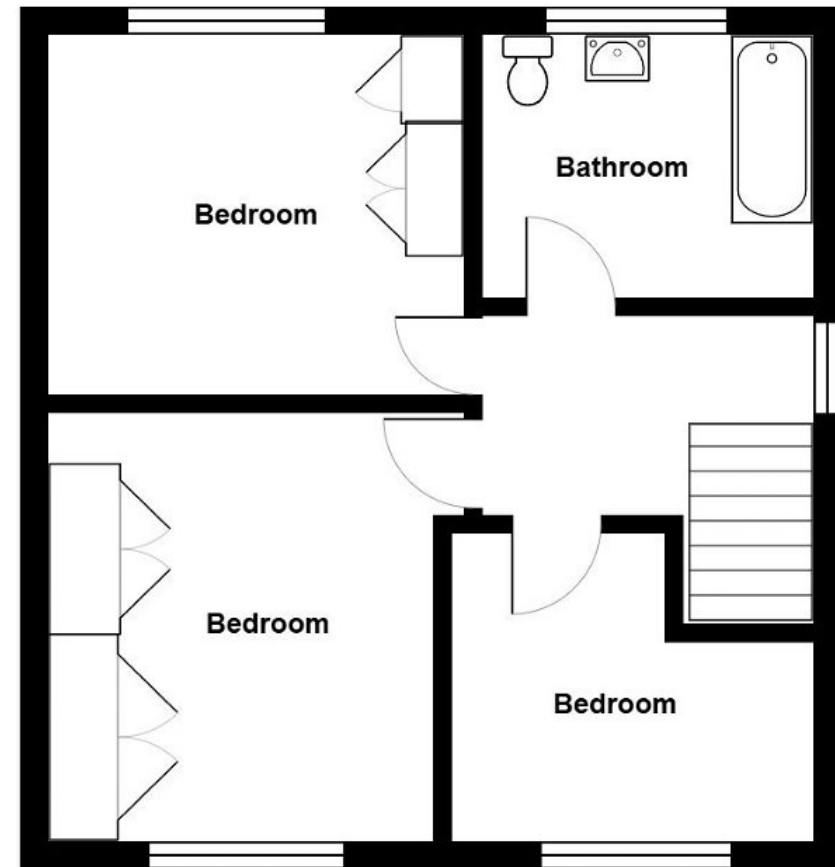
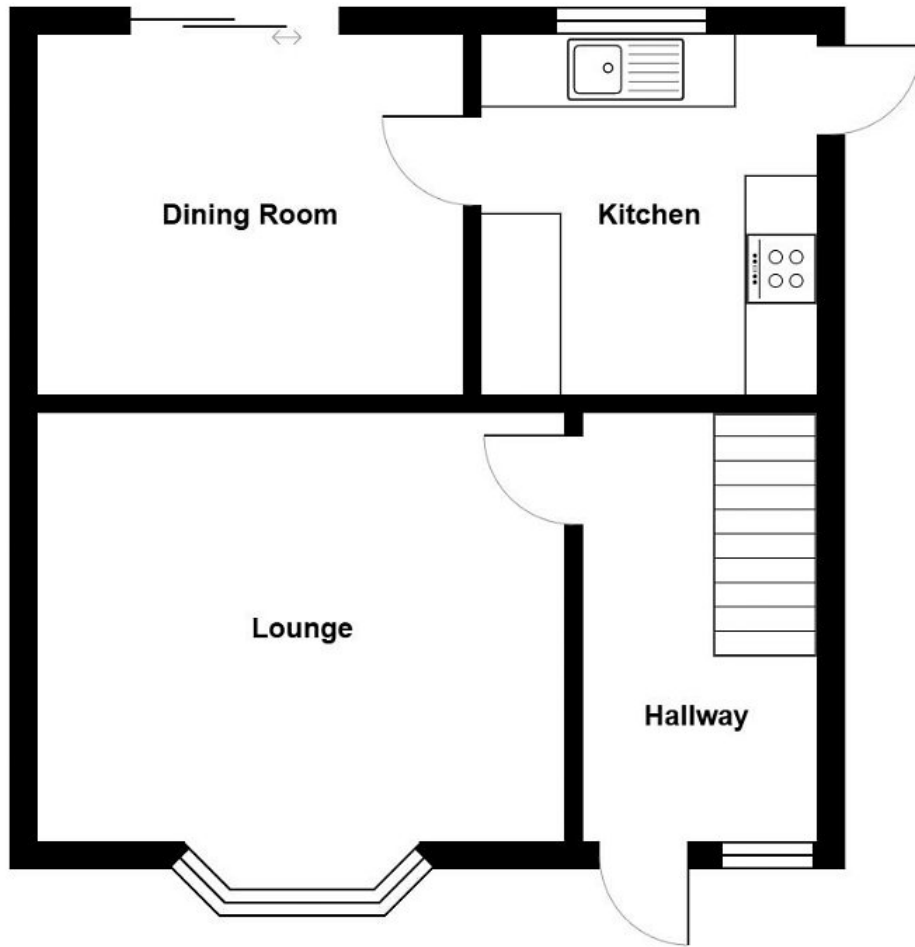
Freehold

## Council Tax

Band B

## 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.



**Address**

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Ammanford, SA18 3AF

**Office Contact**

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