



41 College Street, , Ammanford, SA18 2BU

Offers in the region of £300,000

We are delighted to offer for sale this spacious detached house which provides a wealth of character and original features. Located within easy walking distance of Ammanford town centre the property offers the following accommodation:- lounge, sitting room, dining room, kitchen, pantry, 5 bedrooms and bathroom and benefits from oil central heating, detached garage and parking and mature gardens. Viewing is recommended.

Ground Floor

Covered entrance porch with tiled floor to

Entrance Hall

with dado rail, radiator, tiled floor, original cornice ceiling, sash window to side, under stairs cupboard with radiator and sash window to side.

Lounge

13'6" x 13'0" (4.13 x 3.98)

with tiled fireplace, picture rail, radiator, original cornice ceiling and 3 sash windows to front.

Sitting Room

12'4" x 11'9" (3.77 x 3.59)



with slate and tile fireplace, picture rail, radiator, original cornice ceiling and 2 sash windows to side.

Dining Room

11'9" x 18'5" (3.6 x 5.63)



with fireplace, built in cupboard and drawers, 2 radiators, textured and coved ceiling, sash window to side, single glazed window to side and metal frame French doors to side.

Walk In Store

4'9" x 6'7" (1.47 x 2.01)

with shelving and sash window to rear.

Kitchen

13'5" x 11'0" (4.1 x 3.37)

with range of fitted base and wall units, stainless steel double bowl sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating, part tiled walls, quarry tiled floor, radiator, sash window to side, metal window to side and wood door to rear.

Pantry

5'0" x 6'8" (1.54 x 2.04)

with shelving and window to rear.

First Floor

Split Landing

with hatch to roof space, built in cupboards, 2 radiators and sash window to side.

Bedroom 1

16'8" x 9'10" (5.1 x 3.02)



with small built in cupboard, radiator and 2 sash windows to front.

Bedroom 3

10'11" x 7'10" (3.33 x 2.41)



with radiator and sash window to front.

Bedroom 2

9'0" x 11'10" (2.75 x 3.63)



with small built in cupboard, radiator and sash window to side.

Bedroom 4

13'0" x 12'7" (3.97 x 3.85)



with built in cupboard, radiator and sash window to side.

Bedroom 5

9'2" x 12'11" (2.8 x 3.96)



with hatch to roof space, radiator, textured ceiling and sash window to side.

Bathroom

7'6" x 6'7" (2.29 x 2.01)



with high level flush WC, vanity wash hand basin, panelled bath and sash window to side.

Outside



with lawned garden to front with mature shrubs and trees. Mature gardens either side of the property with double gated access to rear with concrete parking for 4 cars and single garage with up and over door. Outside WC.

Services

Mains electricity, water and drainage.

Council Tax

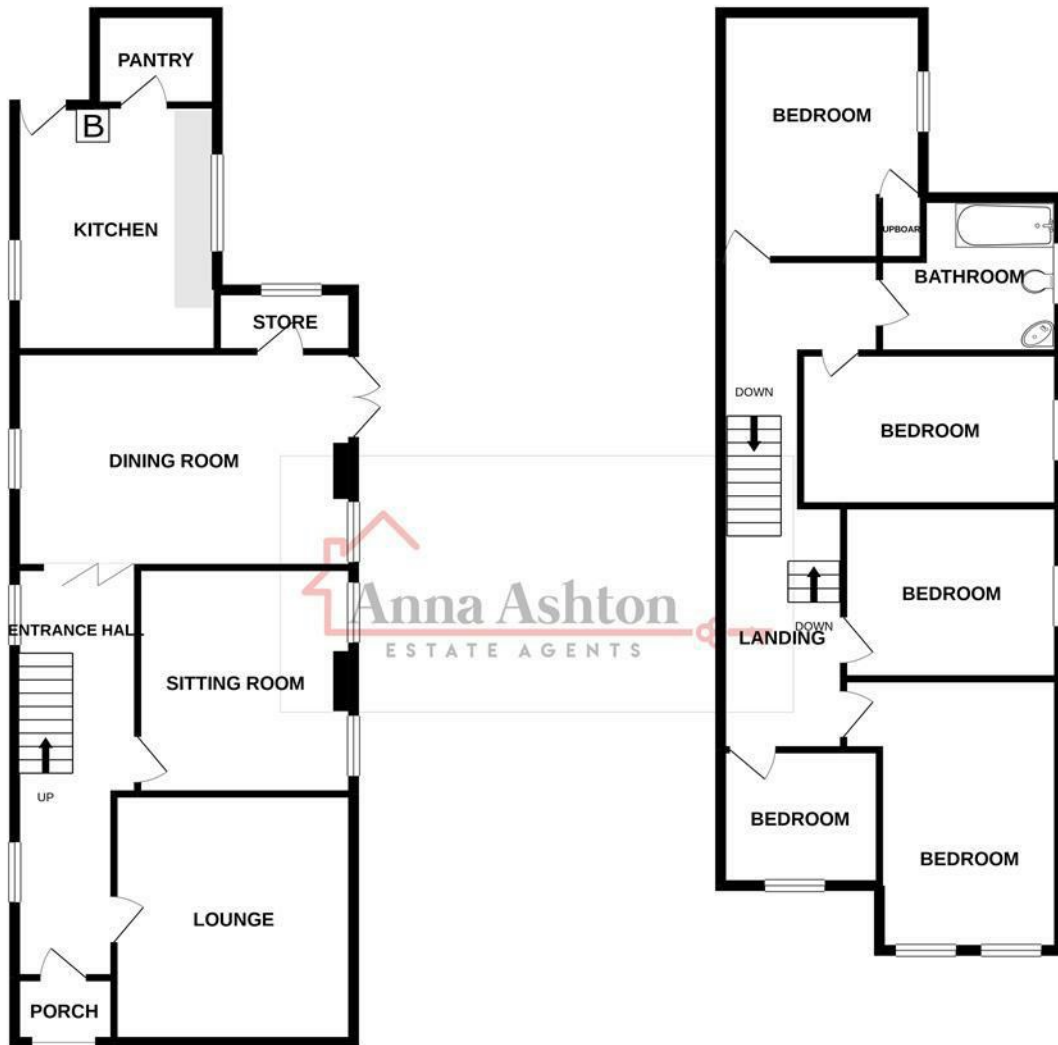
Band F.

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and the property can be located on the right hand side, on the corner of Brynmawr Lane.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.