









## 4 New School Road, Garnant, Ammanford, SA18 1LL

- Traditional, Semi-detached Property
- Two Reception Rooms
- Requires Updating Throughout
- Village Location On A Quiet Street
- Three Bedrooms • Driveway & Garage • Chain-free! • EPC RATING TBC. COUNCIL TAX BAND C. f

## £150,000

PROPERTIES .CO.UK

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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39 Quay Street, Ammanford, Dyfed, SA18 3BS EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

# The Agent that goes the Extra Mile

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents. TENURE: We are advised Freehold SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property. TAX: Band 'C'

FACEBOOK & TWITTER Be sure to follow us on Twitter: @ WWProps

### TAKE ON JHL/SC/0525/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

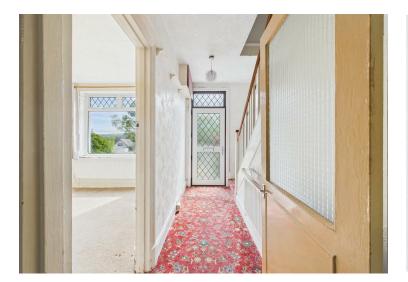
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Sitting pretty and proud in the village of Garnant, we have for sale this three bedroom, semi-detached traditional property. This chain-free property was once a loving family home for over six decades and is now looking for another owner to love it again. Offering two reception rooms, off-road parking as well as a garage, this property also offers three half-height basements very good for additional storage. Chain-free and ready to view, call us today on 01269 596659. EPC RATING TBC. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, lounge, sitting room, pantry, kitchen, utility room, bathroom lean-to, landing and three bedrooms. Externally, a beautiful front lawn with driveway leading to a garage. Pedestrian access to the side leading to the rear garden which is a blank canvas for the next lucky buyer, outbuildings and access to the half-height basement.

The village of Garnant offers excellent leisure facilities including riverside walks, parks, recreational grounds, public houses/restaurants, takeaways and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.

AGENTS VIEWING NOTES	BEDROOM 1
HALLWAY	BEDROOM 2
SITTING ROOM	BEDROOM 3
PANTRY	GARAGE
KITCHEN	
UTILITY ROOM	
BATHROOM	
LEAN-TO	

LANDING



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## DIRECTIONS