



Cwmamman Road, Garnant, Ammanford, SA18

Offers In Region Of £119,999



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Cwmamman Road, Garnant, Ammanford, SA18

A three bedroom semi detached property conveniently situated to all the amenities the village of Garnant has to offer. The property offers good sized accommodation and benefits from mains gas fired central heating (with the exception of one room). There is a good sized rear garden which is ideal for families with young children or pets or for those garden enthusiasts.

The village of Garnant offers excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, children's play area's and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre however the village offers a range of amenities to include a Co-op store, mini supermarkets, Dr's surgery and chemist, hairdressers and beauty salon, take-away's restaurant and more..





Entrance Hallway:

Laminate flooring, stairs to first floor, single panel radiator.

Lounge/Dining Room:

6.86m x 3.53m (22'6" x 11'3"/11'7")

Double glazed window to front, laminate flooring, feature fireplace with coal effect electric fire, understairs storage cupboard, internal single glazed window, two single panel radiators.

Kitchen:

3.68m x 3m (12'1" x 9'10")

Double glazed window to rear, door to lean-to, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, internal single glazed window, electric hob and oven with extractor fan over, laminate flooring, plumbing for washing machine, part tiled walls, storage cupboard





Lean-To:
3.96m x 1.04m (12'12" x 3'5")

Double glazed windows and double glazed glass panel door, single panel radiator.

First Floor Landing:

Entrance to loft.

Bedroom One:
3.76m x 3.05m (12'4" x 10'0")

Double glazed window to rear, single panel radiator.

Bedroom Two:
3.35m x 2.59m (11'0" x 8'6")

Double glazed window to front, single panel radiator.

Bedroom Three:
2.41m x 2.13m (7'11" x 7'0")

Double glazed window to front, single panel radiator.

Bathroom:
3.28m x 2.97m (10'9" x 7'6"/9'9")

Double glazed obscure window to rear, suit comprises panelled bath, WC, pedestal wash hand basin, shower enclosure, cupboard housing gas boiler providing domestic hot water and central heating (with the exception of the kitchen), single panel radiator.

Externally:
Side pedestrian access to a large rear garden ideal for those with children or pets, two garden sheds.

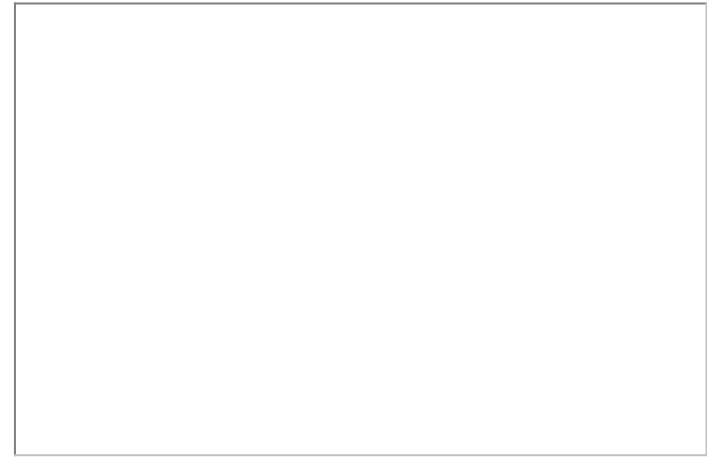
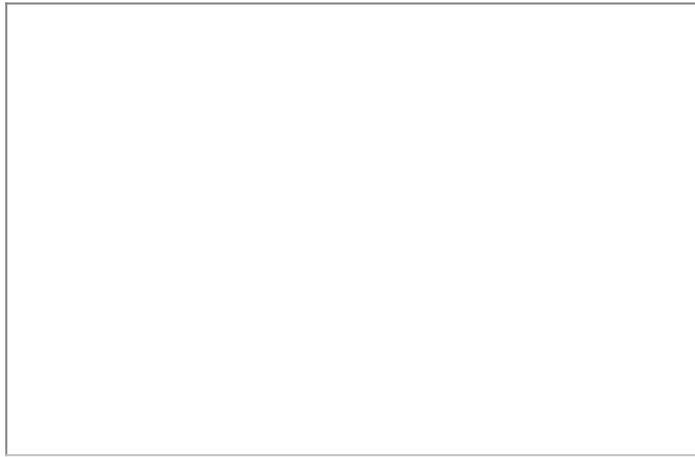
Services:
We are advised all mains services are connected.

Tenure:
Freehold.



All measurements are approximate and for display purposes only





Council Tax Band:

B.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our Ammanford office proceed to the traffic lights bearing left onto High Street. Turn left at the next junction in Pontamman and proceed onto the village of Glanamman and Garnant passing the Co-op on the left hand side, continue on this road whereby the property will be located on the right hand side.



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Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128