



## Clos Waun Hen Uchaf, Off Bishop Road, Garnant, Ammanford, SA18

Offers In Region Of £145,000

 2  1  1



- EER 81B/95A
- Move-In Condition
- Mains Gas C/H & D/G
- Ideal Property For FTB Or Investor
- Small Development
- Brand New 2 Bedroom Properties
- Enclosed Rear Garden With Views
- Rear Pedestrian Access For Convenience
- All Flooring Included
- Viewing Recommended

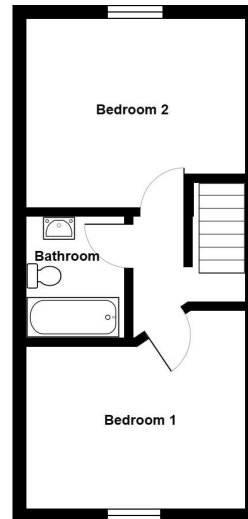
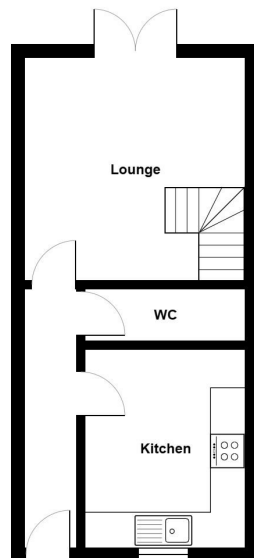


### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128



All measurements are approximate and for display purposes only

## VIEWING HIGHLY RECOMMENDED.

A choice of two bedroom brand new properties available for sale complete with flooring throughout and lawned gardens situated on a small development in the village of Garnant. These mid and end of terraced properties are ideal for the first time buyer, investor or for someone just looking to downsize. The properties come with contemporary kitchens, French doors in the lounge opening out to the rear garden enjoying mountain views and allocated parking spaces. There is mains gas fired central heating and double glazing to the property.



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# Calow Evans

Estate Agents

01269 543128

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

The village of Garnant offers excellent leisure facilities to include riverside walks and cycle paths, recreational grounds, parks and boasts a modern primary school and an 18 hole golf course . The main shopping facilities are located at Ammanford town centre. Access to the M4 motorway is via junction 49 at Pont Abraham or junction 45 at Ynysforgan.



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