



Heol Y Garn, Garnswllt, SA18 2RN

£187,500



Calow Evans  
Estate Agents

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## Heol Y Garn, Garnswllt, SA18 2RN

This beautifully presented semi-detached home offers stunning panoramic countryside views at the back. It features a first-floor bathroom with a separate WC, as well as oil central heating and double glazing for added comfort. Externally, the property provides ample parking and an enclosed rear garden.

Located in the village of Garnswllt, the home enjoys a semi-rural setting while still being conveniently close to necessary amenities. Ammanford town is just a 10-minute drive away, where you'll find a variety of shopping and leisure options. Access to the M4 motorway is available via junction 49 at Pont Abraham.







## Accommodation:

### Entrance Hallway

Stairs to first floor, single panel radiator, double glazed window to side, storage cupboard.

### Lounge Diner

7.11m x 3.51m (23'4" x 11'6"/7'11")

Double glazed French doors to rear, double glazed window to front, double panel radiator.









**Kitchen**

2.84m x 2.21m (9'4" x 7'3")

Double glazed window to side & rear, double glazed panelled door to rear, fitted with wall & base units, electric oven, hob, extractor fan over, plumbing for washing machine, ink & draining board unit.

**First Floor Landing**

Double glazed window to side, access to loft.

**Bedroom One**

3.56m x 3.33m (11'8" x 10'11"/9'9")

Double glazed window to front, single panel radiator.

**Bedroom Two**

3.53m x 3.1m (11'7" x 10'2"/7'4")

Double glazed window to rear, single panel radiator.

**Bedroom Three**

3.18m x 1.75m (10'5"/11'5" x 5'9")

Double glazed window to side & rear, single panel radiator.

**Bathroom**

Heated towel rail, suite comprising, sink in vanity, WC, panelled bath with mains rain shower, part tiled walls.

**Externally**

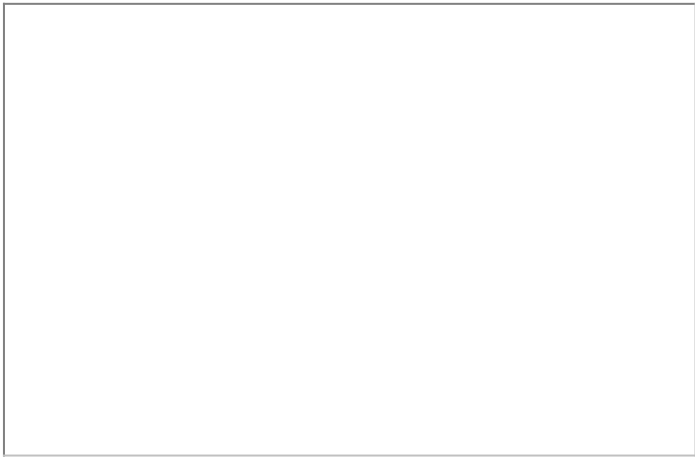
Front garden laid to lawn, side driveway with carport, side pedestrian access to an enclosed rear garden laid to lawn, storage sheds, oil tank, external oil boiler.

**Services**

We are advised that mains services are connected. Oil fired central heating.

**Tenure**

Freehold



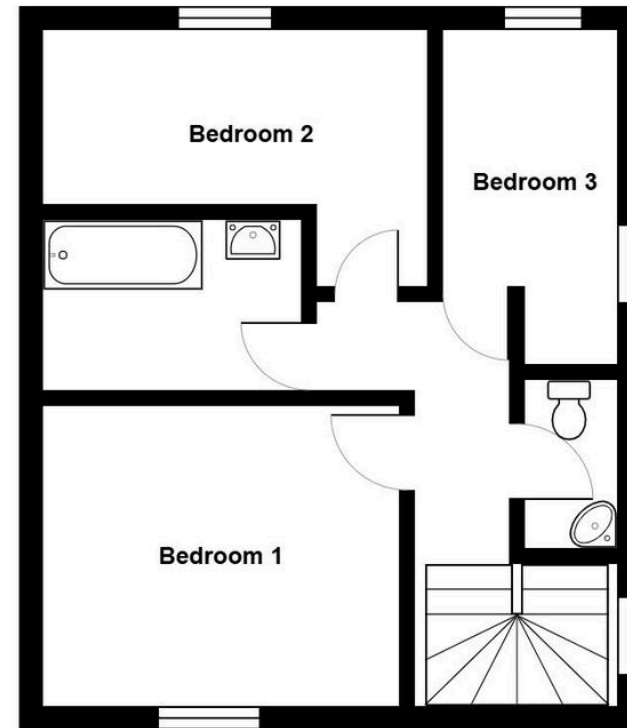
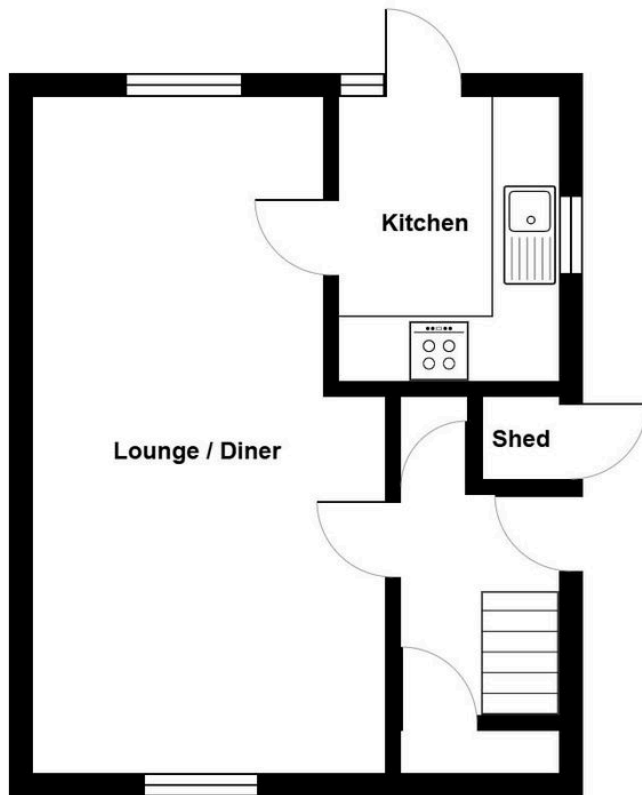


## Council Tax

Band C

## 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.



All measurements are approximate and for display purposes only



**Address**

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Ammanford, SA18 3AF

**Office Contact**

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