



Cwmamman Road, Glanamman, Ammanford, SA18

Offers In Region Of £230,000



Calow Evans
Estate Agents

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Cwmamman Road, Glanamman, Ammanford, SA18

Unique Business Opportunity.

A semi detached property and commercial mechanical garage situated in the village of Glanamman. The property offers three bedroom accommodation and two reception rooms and benefits from gas fired central heating and double glazing. The garage can be sold separately should anyone be interested in the commercial aspect only but would also lend itself to car enthusiasts or those wanting to provide secure parking for larger vehicles or classic cars.

The village of Glanamman offers excellent leisure facilities with the main shopping facilities located at Ammanford town centre. Access to the M4 motorway would be via junction 49 at Pont Abraham.





Entrance Hallway:

Stairs to first floor, single panel radiator.

Lounge:

3.89m x 3.89m (12'9" x 12'9")

Double glazed windows to rear and side, brick fireplace and TV shelving with gas fire with a back boiler providing domestic hot water and central heating (with the exception of one bedroom), part tongue and groove to wall, understairs storage cupboard, single panel radiator.

Dining Room:

3.94m x 2.9m (12'11" x 9'6")

Double glazed window to front, single panel radiator.





Kitchen:

3.33m x 2.9m (10'11" x 9'6")

Double glazed window to rear, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, halogen hob, electric oven with extractor fan over, plumbing for washing machine, part tiled walls, door to side hall, single panel radiator.

Side Hall:

Double glazed glass panel door to side, tiled floor, single panel radiator.

Bathroom:

2.29m x 1.85m (7'6" x 6'1")

Double glazed obscure window to rear, suite comprises panelled bath, WC, wash hand basin in vanity unit, splashback tiling, tongue and groove to walls and ceiling, single panel radiator.

First Floor Landing:

Double glazed window to rear, entrance to loft.

Bedroom One:

3.78m x 3.1m (12'5" x 8'0"/10'2")

Double glazed window to front, single panel radiator.

Bedroom Two:

3.15m x 3.1m (10'4" x 8'0"/10'2")

Double glazed window to rear, airing cupboard housing hot water tank.

Bedroom Three:

2.79m x 2.34m (9'2" x 7'8")

Double glazed window to front, laminate flooring, single panel radiator.

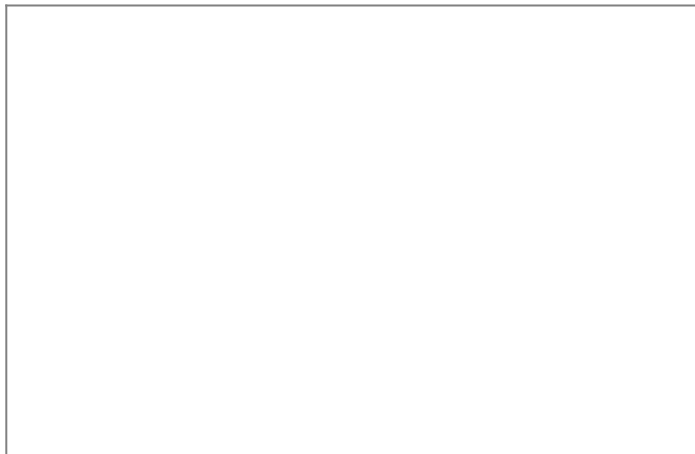
Externally:

Side tarmacadam driveway and rear yard providing ample parking , workshop/shed. The garage would lend itself to parking larger vehicles such as a motorhome or caravan.

Commercial Garage:

The mechanical garage can be sold with equipment (by separate negotiation). There is 3 phase electric connected. The current rateable value from 1st April 2023 to present is £2,325. Should prospective purchasers be interested in the commercial aspect only this can be negotiated separately.



**Services:**

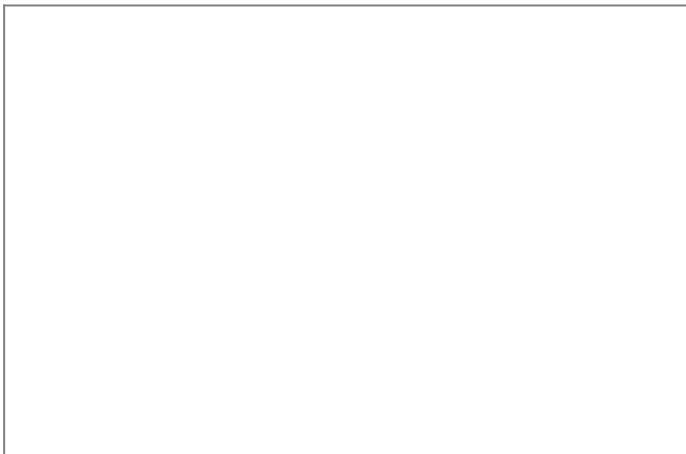
We are advised all mains services connected.

Tenure:

Freehold.

Council Tax:

B.

**Broadband/Mobile Phone Coverage:**

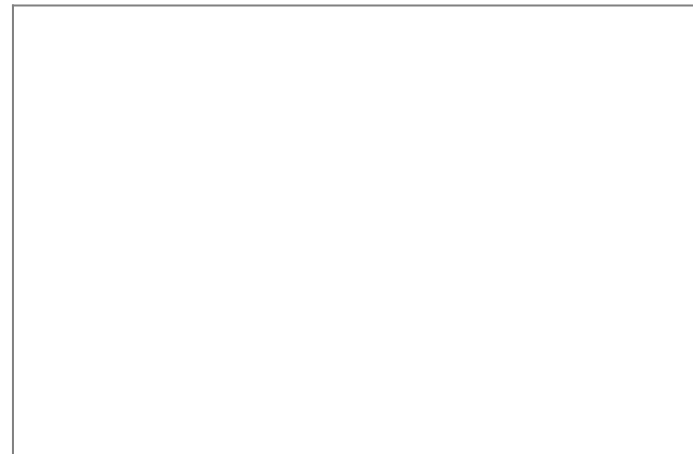
There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our ammanford office, proceed back to the traffic lights bearing left onto the a474 signposted Glanamman. continue on this road passing the car wash on the left hand side. Continue on this road passing the turning for Grenig Road whereby the property is located on the right hand side.

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.



**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

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