



Cwmamman Road, Garnant, Ammanford, SA18

Offers In Region Of £209,950



Calow Evans
Estate Agents

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Cwmamman Road, Garnant, Ammanford, SA18

A well presented end of terraced property situated on a corner plot with a well kept rear garden, garage and parking area to the rear as well as a parcel of land offering a potential building plot or to build a double garage (stpp). The property offers three bedroom accommodation with the third bedroom opening to a dressing room/nursery and benefits from gas fired central heating, double glazing, ground floor shower room and first floor bathroom.

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 however the village provides a range of amenities to include Dr's surgery, chemist, hairdressers, Co-op, take-away's, restaurants and more... Internal viewing is highly recommended.





Entrance Hallway:

Laminate flooring, stairs to first floor.

Kitchen/Family Room:

7.98m x 2.84m (26'2" x 9'4")

Double glazed window to rear, double glazed bay window to front, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, breakfast bar, induction hob with extractor fan over, eye level oven and integrated microwave, integrated dishwasher, cupboard housing the gas boiler providing domestic hot water and central heating, downlighters, part tongue and groove to walls, laminate flooring, radiator with radiator cover.



Dining Room:

4.27m x 2.46m (14'0" to bay x 8'1")

Double glazed bay window to front, laminate flooring, double panel radiator.



Rear Hall:

Double glazed glass panel door to rear, tiled floor, double panel radiator, door to shower room.

Shower Room:

2.13m x 1.3m (7'0" x 4'3")

Double glazed window to rear, corner shower enclosure, WC, pedestal wash hand basin, heated towel rail.

First Floor Landing:

Double glazed window to rear, entrance to loft, single panel radiator.

Bedroom One:

3.28m x 2.44m (10'9"/10'1" x 8'0")

Double glazed window to front, double panel radiator.

Bedroom Two:

3.43m x 3m (11'3" x 7'4"/9'10")

Double glazed window to side, storage to eaves, double panel radiator.

Bedroom Three:

2.79m x 2.64m (9'2" x 8'8")

Double glazed window to front, double panel radiator, opening to dressing area.

Dressing Area/Nursery:

2.34m x 1.68m (7'8"/4'7" x 5'6")

Double glazed window to front, double panel radiator.

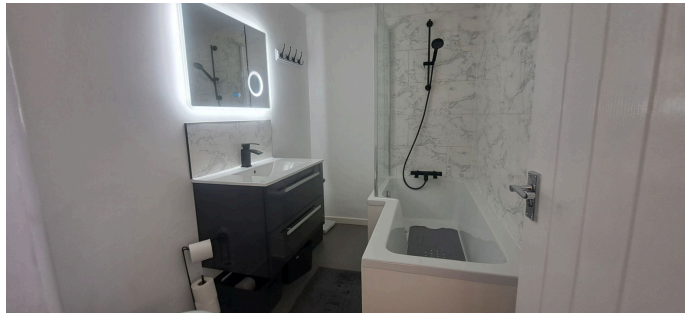
Bathroom:

2.64m x 1.65m (8'8" x 5'5")

Suite comprises panelled bath with shower over and shower screen, WC, wash hand basin in vanity unit with fixed mirror above with LED lighting, part tiled walls, heated towel rail.

Externally:

The property is enclosed and stands on a corner plot with a well maintained rear garden mainly laid to lawn, paved patio, side gate and outside tap with access to the garage. Access to the garage and parking area is also via the side road. To the rear is a parcel of land offering a potential building plot or potential to build a double garage (STPP) or ideal for garden enthusiasts or just extra parking for larger vehicles.





Tenure:

Freehold.

Services:

We are advised all mains services are connected.

Council Tax:

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. Continue passing The Raven Inn and Garnant Constitutional Club both located on the left and the property will be located just after the book shop 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

01269 543 128