



Hendre Road, Garnant, Ammanford, SA18

Offers In Region Of £199,950



Calow Evans
Estate Agents

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Hendre Road, Garnant, Ammanford, SA18

A three bedroom semi detached property which has been fully renovated, so the remaining elements of the original dwelling comprise of external walls, floors and trusses. It is conveniently situated by Maes Y Bedol primary school in the village of Garnant. The property offers two reception rooms, the lounge benefiting from a new multi fuel fire opening to the kitchen/dining room, ground floor shower room and first floor bathroom. There is mains gas fired central heating and double glazing. New electrics (2025), including hardwired ethernet cables to each room. All walls have been fully insulated to current building regulation standard. Externally the property has been newly rendered and landscaped, to the front, an oak porch canopy over the front door, with a small lawn area. Brick paved driveway front and rear providing off road parking, with pedestrian access leading to a good sized level rear garden mainly laid to lawn and porcelain tiled patio.





Entrance Hallway:

Approached via a double glazed glass panel door, solid Oak flooring, stairs to first floor, understairs storage cupboard, understairs utility area with double glazed window to side and plumbing for washing machine.

Sitting Room:

3.23m x 3m (10'7" x 9'10")

Double glazed window to front, solid Oak flooring, feature fireplace with brick inset, double panel radiator.

Lounge:

4.44m x 3.07m (14'7" x 10'1")

Solid Oak flooring, feature fireplace with multi fuel fire, double panel radiator, opening to kitchen.





Kitchen/Dining Room:

5.36m x 3.63m (17'7" x 5'4"/11'11")

Double glazed door and double glazed windows to rear, two Velux windows, slate flooring, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, gas hob with five gas burners, electric oven and grill with extractor fan over, tiled splashback, integrated dishwasher, two double panel radiators.

Shower Room:

1.93m x 1.6m (6'4" x 5'3")

Double glazed obscure window to side, shower enclosure with tiled splashback, WC, wash hand basin in vanity unit, tiled floor.

First Floor Landing:

Double glazed window to side, entrance to loft.

Bedroom One:

4.29m x 2.31m (14'1" x 7'7"/8'6")

Double glazed window to rear, airing cupboard housing gas boiler providing domestic hot water and central heating.

Bedroom Two:

3.51m x 3.1m (11'6"/10'3" x 10'2")

Double glazed window to front, double panel radiator.

Bedroom Three:

3.23m x 2.49m (10'7" x 8'2")

Double glazed window to rear, double panel radiator.

Bathroom:

1.96m x 1.45m (6'5" x 4'9")

Double glazed obscure window to front, suite comprises panelled bath, WC, wash hand basin in vanity unit, heated towel rail.

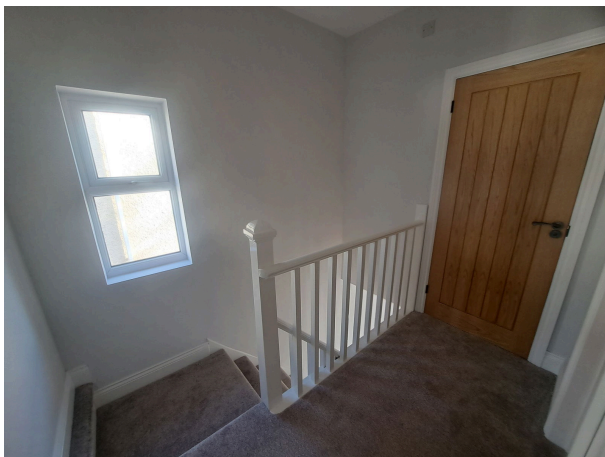
Externally:

Externally a small grassed front lawn, with front oak canopy porch, new windows and door. To the front and side a paved area, leading to good sized level garden and porcelain patio.

Services:

We are advised all mains services are connected.





Tenure:

Freehold.

Council Tax:

B.

Broadband/Mobile Phone Coverage:

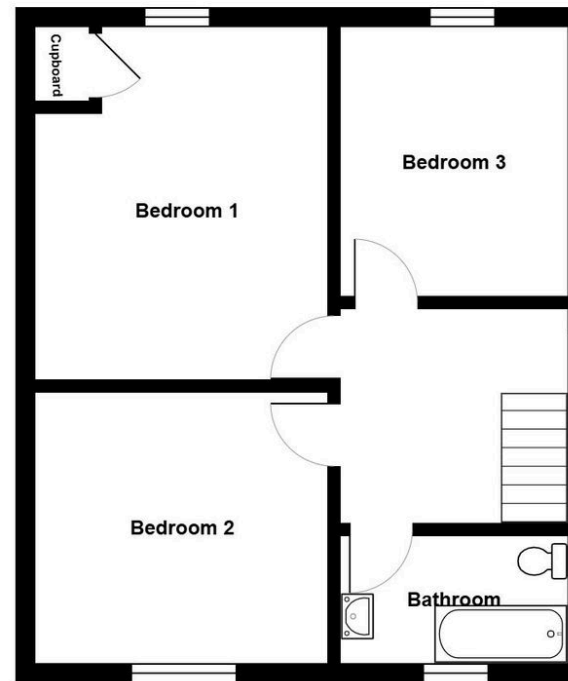
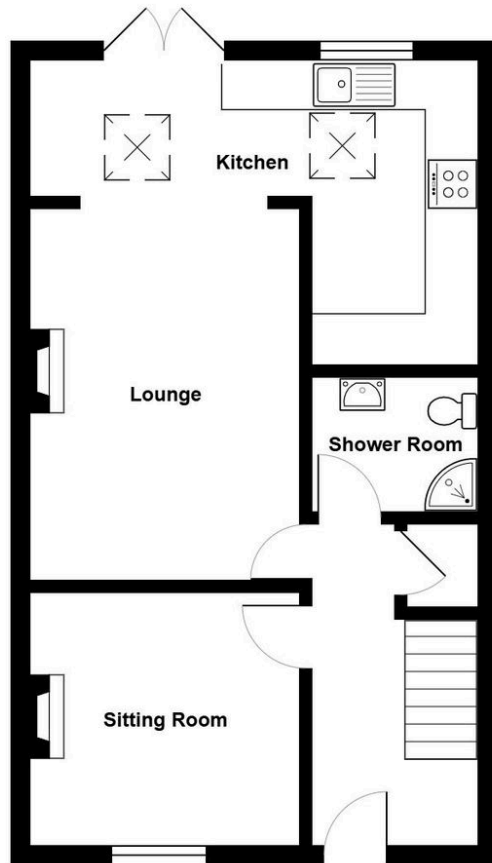
There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Turn left at the next junction in Pontamman and proceed through the village of Glanamman and Garnant. On reaching The Raven Inn turn left before onto Station Road and proceed down the hill over the railway crossing passing Ysgol Y Bedol. Take the next available right turning onto Hendre Road whereby the property will be located on the left 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.



All measurements are approximate and for display purposes only



Address

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Ammanford, SA18 3AF

Office Contact

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