



Heol Y Garn, Garnswllt, SA18 2RN

Offers In Region Of £275,000



Calow Evans  
Estate Agents

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## Heol Y Garn, Garnswllt, SA18 2RN

A deceptively spacious five-bedroom semi-detached family home in the semi-rural village of Garnswllt. This larger-than-average property offers versatile accommodation, making it an ideal choice for families. The home boasts five double bedrooms plus a generous attic room with countryside views to the rear. On the ground floor, you'll find two reception rooms, a shower room, and a cosy lounge complete with log burner. Upstairs, there's a family bathroom as well as en-suite facilities to the master bedroom. The property benefits from oil-fired central heating and double glazing throughout. Externally, the home offers ample off-road parking, with potential to build a garage (STPP), along with a front and side garden.







## Accommodation:

### Entrance Hallway

Flagstone floor, radiator, double glazed window to side, storage cupboard.

### Kitchen/Diner

5.54m x 6.45m (18'2"/14'2" x 21'2")

Double glazed window to rear and side, two radiators, fitted with a range of wall & base units, granite worktops, breakfast bar, plumbing for dishwasher, sink & draining board unit, space for Rangemaster oven with extractor hood, flagstone flooring, downlighters to ceiling.









## Bedroom Five/Study

4.5m x 2.01m (14'9" x 6'7")

Double glazed window to front, radiator.

## Dining Room

6.43m x 3.58m (21'1" x 11'9")

Flagstone flooring, radiator, double glazed French doors to side, four Velux windows, downlighters to ceiling.

## Utility Room

2.57m x 2.18m (8'5" x 7'2")

Double glazed window to rear, double glazed panelled door to side, plumbing for washing machine, space for tumble dryer, free-standing oil boiler providing for domestic hot water & central heating.



## Shower Room

Tiled corner shower cubicle, WC, pedestal wash hand basin with tiled splash back, radiator, double glazed frosted window to rear

## Lounge

6.63m x 4.9m (21'9" x 16'1"/12'1")

Double glazed window to front, radiator, solid oak flooring, stairs to first floor, log burner set in fireplace, granite hearth.

## Entrance Vestibule

Radiator, door to:



## First Floor Landing

Double glazed window to rear, fitted wardrobes, radiator.

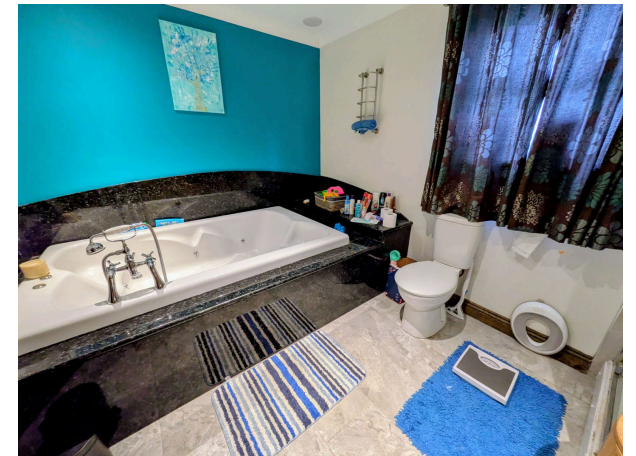
## Bedroom One

4.95m x 3.45m (16'3" x 11'4"/9'10")

Double glazed window to side, radiator, fitted Hammonds wardrobes.

## Ensuite

Double glazed window to side, heated towel rail, walk-in shower, WC, pedestal wash hand basin.





## Bedroom Two

4.98m x 2.72m (16'4" x 8'11")

Double glazed window to front, radiator, fitted wardrobes, storage cupboard.

## Bedroom Three

4.52m x 1.91m (14'10"/12'9" x 6'3")

Double glazed window to front, radiator, fitted wardrobes.

## Bedroom Four

3.81m x 2.16m (12'6" x 7'1")

Double glazed window to front, radiator.



## Bathroom

3.43m x 2.62m (11'3" x 8'7")

Double glazed window to side, radiator, downlighters to ceiling, built-in speaker, suite comprising double-ended inset spa bath (jets currently dysfunctional) set in granite, WC, wash hand basin in vanity unit, main shower in enclosure, storage cupboard.

## Attic Room

7.9m x 3.76m (25'11" x 12'4")

Three Velux windows, radiator, storage, access to eaves.

## Externally

Paved driveway offering ample parking & potential to build garage (stpp), front and side garden laid to lawn with paved patio area.



## Services

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

## Broadband/Mobile Phone Coverage

We are advised that superfast broadband and mobile phone coverage are available in this area.

## Tenure

Freehold

**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

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