



63 Cwmamman Road, Garnant

Offers In Region Of £125,000



Calow Evans
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63 Cwmamman Road, Garnant

A traditional semi detached house with stone frontage beneath a slate roof offers a fantastic opportunity for buyers looking to put their own stamp on a property. The property retains much of its original layout and character but is now in need of modernisation and some repair works but offers enormous potential to improve with three bedroom accommodation, first floor bathroom and ground floor shower room. Once renovated the property has scope to provide a comfortable family home.

The village of Garnant offers excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, children's play areas and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.





Entrance Hallway:

Stairs to first floor, single panel radiator.

Lounge/Dining Room:

6.43m x 3.84m (21'1" x 12'7")

Double glazed windows to front and rear, traditional tiled fireplace, ceiling rose, understairs storage cupboard, feature glass display cupboards to alcoves, two double panel radiators.

Kitchen:

3.33m x 2.74m (10'11" x 9'0")

Double glazed window to side, fitted with wall and base units, twin bowl sink units, cooker space, part tiled walls, double panel radiator.





Walk-In Pantry:

Double glazed window to rear, tiled floor, part tiled walls.

Lean-To:

3.81m x 1.6m (12'6" x 4'8"/5'3")

Double glazed window and double glazed glass panel door to side, tiled floor, part tiled walls, cold water tap, wall mounted heater.

W.C:

Double glazed window to rear, walls tiled to ceiling, tiled floor.

Shower Room:

2.03m x 1.7m (6'8" x 5'7")

Double glazed window to rear, corner shower enclosure, pedestal wash hand basin, plumbing for washing machine, part tiled walls, gas boiler providing domestic hot water and part central heating.

First Floor Landing:

Entrance to loft, single panel radiator.

Bedroom One:

4.27m x 2.51m (14'0" x 6'3"/8'3")

Double glazed window to front, built in wardrobe, double panel radiator.

Bedroom Two:

3m x 2.44m (9'10"/7'10" x 8'0")

Double glazed window to rear, fitted wardrobe.

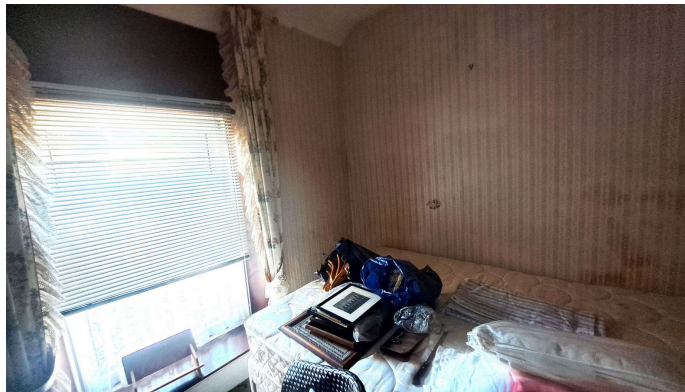
Bedroom Three:

3.05m x 2.31m (10'0" x 7'7")

Double glazed window to front, fitted wardrobe and overhead cupboard space.

Inner Landing:

Airing cupboard, single panel radiator.





Bathroom:

2.84m x 1.68m (9'4" x 5'5"/5'6")

Double glazed window to rear, suite comprises panelled bath, pedestal wash hand basin, bathroom cabinet and fixed mirror, part tiled walls, single panel radiator.

W.C:

Double glazed window to side, WC, part tiled walls.

Externally:

Side driveway to detached garage with up and over door and lighting, door to side pedestrian access to a good sized garden , two storage sheds with double glazed glass panel doors, apple tree.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

C.

Broadband/Mobile Phone Coverage:

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

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**

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Office Contact

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