



Maes Yr Hendre, Garnant, Ammanford, SA18

£180,000



Calow Evans  
Estate Agents

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## Maes Yr Hendre, Garnant, Ammanford, SA18

A well presented three bedroom ex-local authority property situated on a corner plot in the village of Garnant. The property offers two reception rooms, a modern fitted kitchen and shower room and benefits from gas fired central heating and double glazing. Externally low maintenance side and rear gardens and a paved driveway to the front.

The property is conveniently situated to Maes Y Bedol primary school and the village enjoys excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, children's play area and boast an 18 hole golf course. The main shopping facilities are located at Ammanford town centre. This is an ideal property for the first time buyer. Please note there is no upper chain.





**Entrance Porch:**  
1.85m x 1.78m (6'1" x 5'10")

Double glazed window, laminate flooring, column radiator.

**Entrance Hallway:**

Laminate flooring, stairs to first floor.

**Lounge:**  
4.65m x 3.1m (15'3" x 10'2" to chimney breast)

Double glazed window to front, double glazed door to rear, laminate flooring, feature fireplace, wall light connections, ceiling rose, column radiator.









### **Sitting Room:**

3.51m x 2.84m (11'6" x 9'4")

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

### **Kitchen:**

3.81m x 3.28m (12'6" x 10'9")

Double glazed window and double glazed glass panel door to rear, feature window, fitted with a range of modern wall and base units, electric hob and oven with extractor fan over, plumbing for washing machine, integrated dishwasher, 1½ bowl sink unit and draining board, understairs storage cupboard, ceiling rose, laminate flooring, column radiator.

### **First Floor Landing:**

Double glazed window to rear, downlighters, double panel radiator.

### **Bedroom One:**

4.47m x 2.95m (14'8" x 7'7"/9'8")

Double glazed windows to front and rear, laminate flooring, fitted wardrobes, entrance to loft, cupboard housing gas boiler providing domestic hot water and central heating.

### **Bedroom Two:**

3.53m x 3.51m (11'7"/9'3" x 11'6")

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

### **Bedroom Three:**

3.33m x 2.87m (10'11" x 6'10"/9'5")

Double glazed window to rear, laminate flooring, double panel radiator.

### **Shower Room:**

1.93m x 1.63m (6'4" x 5'4")

Double glazed obscure window to side, corner shower enclosure with dual shower heads, wash hand basin in vanity unit, WC, respatex effect to walls, laminate flooring, downlighters, column radiator.

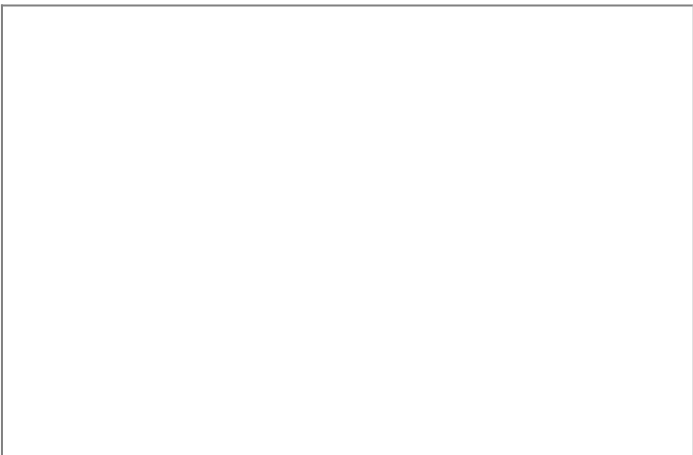
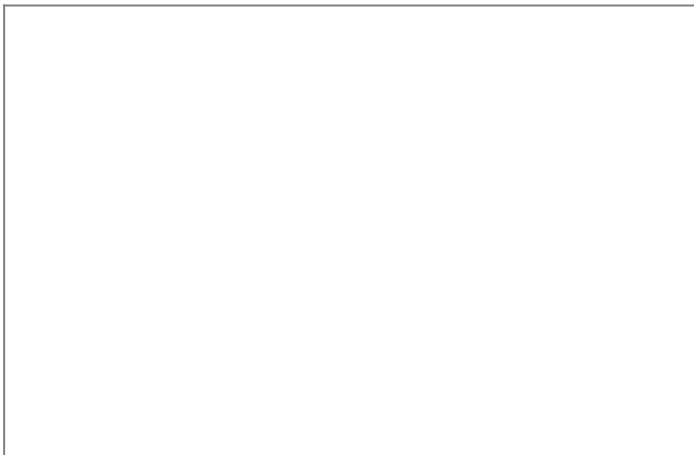
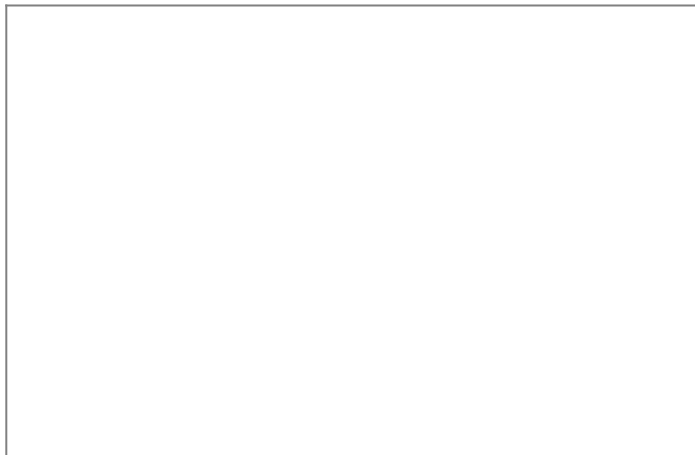
### **Externally:**

Front paved driveway, enclosed low maintenance side garden paved, good sized decking area to rear and storage shed.

### **Services:**

We are advised all main 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. Continue on this road taking the second right hand turning onto Maes Yr Hendre and follow the road around the right hand bend whereby the property will be 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**

01269 543 128