

FREEHOLD



House - Mid Terrace (EPC Rating: D)

**CWMAMMAN ROAD, GARNANT**

**SA18 1NF**

Offers In The Region Of

**£116,000**

**THOMAS**  
& THOMAS  
estate agents



# 2 Bedroom House - Mid Terrace located in Garnant

Thomas & Thomas are delighted to offer For Sale this Mid Terrace Cottage Style Property located within the small village of Garnant offering local amenities with further shopping, leisure and schools located just under 4 miles away at Ammanford Town Centre. The accommodation comprises, hallway, lounge, dining room, open plan kitchen/diner on the ground floor with 2 bedrooms and bathroom located on the first floor. Externally there is a small enclosed gated forecourt leading to the front entrance door and rear garden mainly laid to lawn. The property benefits from gas central heating and uPVC double glazing. Council Tax Band- A. Freehold. EPC- D66. Ideal First Time Buyer/Investment Property. NO ONWARD CHAIN

## Ground Floor

With front entrance door leading into...

## Entrance Hall

With stairs to first floor.

## Lounge

13'2" x 10'6"

With radiator, feature fireplace and window to the front of the property.

## Dining Room

9'1" x 9'8"

With radiator and spotlights.

## Open Plan Kitchen/Diner

18'0" x 9'6"

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, electric hob with extractor above, eye level electric oven, plumbing for automatic washing machine, radiator, coved ceiling, tiled floor, under stairs storage measuring approx. 2.02 x 0.84 and French Doors leading to the rear of the property.

## First Floor

### Bedroom 1

13'4" x 7'10"

With radiator, coved ceiling, hatch to roof space and window to the front of the property.

### Bedroom 2

10'11" x 8'9"

With radiator, coved ceiling with wooden beam, fitted cupboard and window to the front of the property.

## Bathroom

7'8" x 6'11"

With low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle, storage cupboard, tiled walls and velux window to the rear of the property.

## External

With gated access to low maintenance forecourt leading to front entrance door.

Rear garden area mainly laid to lawn, outbuilding with plumbing for WC and storage.

## Council Tax

- Band A

## Services

Mains gas, electricity, water and drainage.

## TENURE

Freehold

## NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

## VIEWINGS

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

## SOCIAL MEDIA

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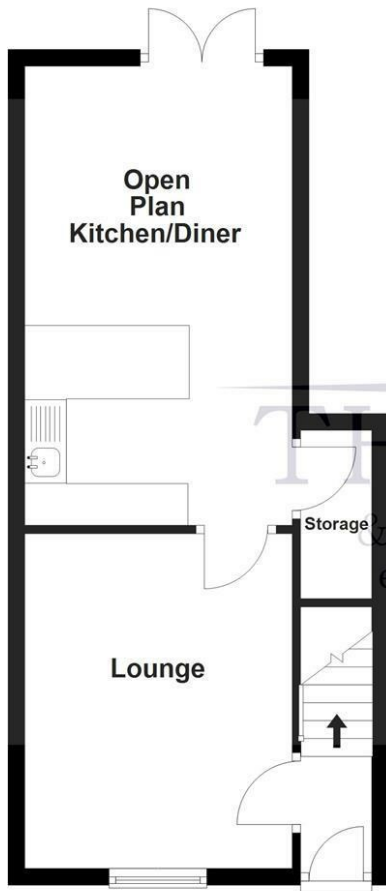


### Directions

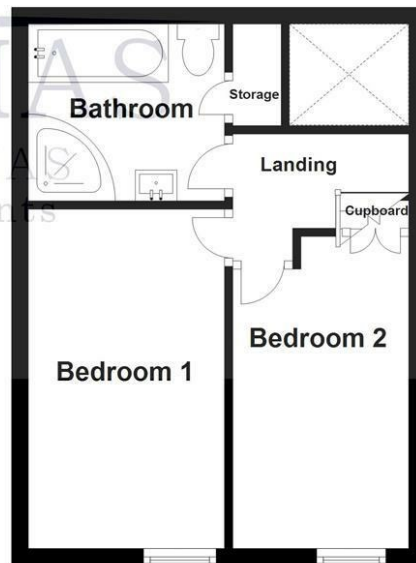
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 4 miles into the village of Garnant, straight through the mini roundabout by the Raven pub continue a short distance and the property can be found on the left hand side identified by our for sale board.



### Ground Floor



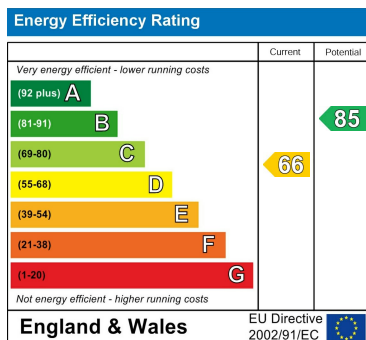
### First Floor



Council Tax Band

**A**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

