



Flat (EPC Rating: D) Leasehold

WERN ROAD, GARNANT, AMMANFORD, SA18 1LN

Offers In The Region Of

£112,500

2 Bedroom Flat located in Ammanford

Thomas & Thomas are delighted to offer For Sale this recently renovated First Floor Flat offering contemporary living, located in the small village of Garnant offering some local amenities with further shopping, leisure and transport links approximately 4 miles away in Ammanford Town Centre. The spacious accommodation comprises, hallway, lounge, kitchen with balcony overlooking the rear of the property, 2 bedrooms, converted loft space and bathroom accessed via a private entrance leading to staircase that brings you to the first floor. Externally there is a front private garden mainly laid to lawn. The property benefits from gas central heating and uPVC double glazing. Council Tax Band - A. Leasehold. EPC- D55. VIEWING IS HIGHLY RECOMMENDED. NO ONWARD CHAIN.

Ground Floor

With private door access to staircase leading to first floor entrance door.

Entrance Hall

Lounge

11'9" x 11'9"

With radiator, tiled floor and window to the front of the property.

Kitchen

10'9" x 9'2"

With a range of modern base and wall units, stainless steel single drainer sink unit with mixer taps, integrated appliances including dishwasher, fridge/freezer, hob with extractor above and double oven below, cupboard housing gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, window overlooking the rear of the property with door access to balcony.

Bedroom 1

11'9" x 9'10"

With radiator, tiled floor, spiral staircase to loft space and window to the front of the property.

Bedroom 2

9'2" x 8'10"

With radiator, tiled floor and window to the rear of the property.

Loft Space

23'11" x 11'5"

With radiator and 2 velux windows.

Bathroom

With low level flush WC, walk-in shower cubicle, step

up to the vanity unit with inset wash hand basin, fully tiled walls, tiled floor and window to the rear of the property.

External

The property benefits from it's own front garden area mainly laid to lawn.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band A

TENURE

Leasehold - 101 years left on lease - Ground Rent £10.00 pa/ Service Charge - £100.00 pa.

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

SOCIAL MEDIA

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Directions

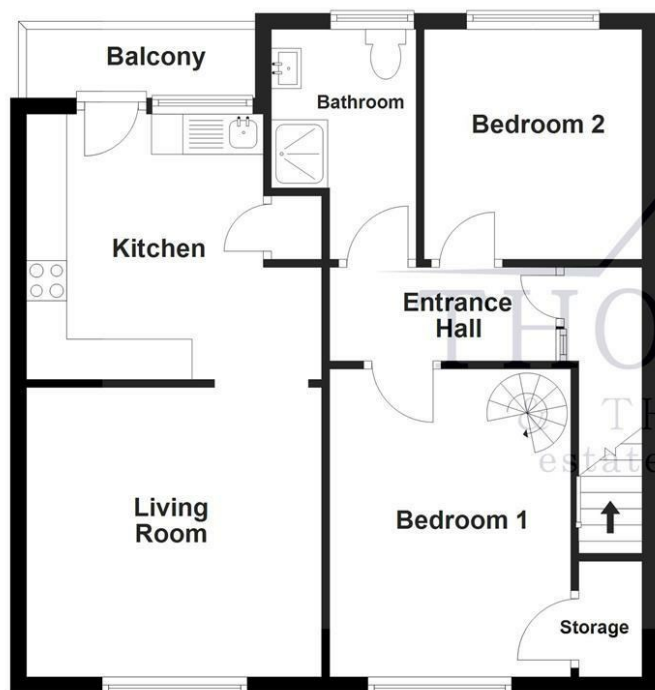
Leave Ammanford on High Street, at the junction turn left into Pontamman Road and travel approximately 3 miles into the village of Garnant. As you approach the



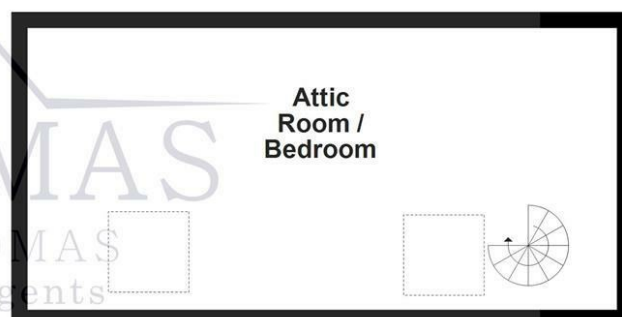
Half Moon Inn turn right into Ceidrim Road then proceed up the hill and take the third turning left onto Wern Road and the property can be identified by our For Sale Board.



First Floor



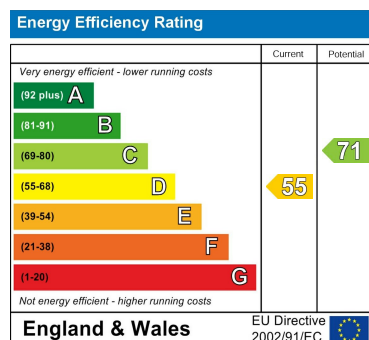
Second Floor



Council Tax Band

A

Energy Performance Graph



Call us on

01269 597949

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.