

House - Semi-Detached (EPC Rating: ) Freehold

# NEW SCHOOL ROAD, GARNANT, AMMANFORD, SA18 1LL

Offers In The Region Of

## £150,000

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Semi Detached property set in a semi rural location in the village of Garnant, close to local amenities and approximately 4 miles from Ammanford town centre. The property comprises Entrance Hall, Sitting Room, Lounge, Dining Room, Kitchen, Pantry and Bathroom with Three Bedrooms on the first floor. Externally, there is ample parking and a paved area to the rear of the property. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC - TBC. NO ONWARD CHAIN.

## Ground Floor

With front entrance door leading to...

### Entrance Hall

With stairs to first floor, radiator, under stairs cupboard and textured ceiling.

### Sitting Room

3.35 x 3.24 (10'11" x 10'7")

With radiator, feature fireplace with gas inset, textured ceiling and window to the front of the property.

### Lounge

3.66 x 3.7 (12'0" x 12'1")

With radiator, feature fireplace with gas inset, textured ceiling, fitted cupboard with gas boiler providing hot water and window to the rear.

### Pantry

2.13 x 1.35 (6'11" x 4'5")

With shelving and obscure glass window to the rear.

### Kitchen

3.53 x 1.87 (11'6" x 6'1")

With a range of base and wall units, one and a half bowl stainless steel sink unit with mixer taps, cooker point with extractor above, plumbing for washing machine, space for tumble dryer and fridge/freezer, textured ceiling, part tiled walls and window to the rear.

### Dining Room

3.69 x 3.34 (12'1" x 10'11")

With radiator and door leading to the rear.

### Pantry

1.59 reduc to 0.74 x 1.84 reduc to 0.83 (5'2" reduc to 2'5" x 6'0" reduc to 2'8")

With radiator, shelving and window to the rear.

## Bathroom

3.03 x 2.80 reduc to 0.87 (9'11" x 9'2" reduc to 2'10")

With low level flush WC, pedestal wash hand basin, bath with overhead electric shower, extractor fan, radiator, textured ceiling, part tiled walls and obscure glass window to the side.

## First Floor

### Landing

With hatch to roof space.

### Bedroom 1

4.61 x 3.37 (15'1" x 11'0")

With radiator, feature fireplace, fitted wardrobe, textured ceiling and windows to the front.

### Bedroom 2

3.68 x 2.8 (12'0" x 9'2")

With radiator, feature fireplace, textured ceiling and window to the rear.

### Bedroom 3

2.75 x 2.45 (9'0" x 8'0")

With radiator, textured ceiling and window to the rear.

## External

Front: With level garden, single garage with electricity connected and large driveway with ample parking for several vehicles.

Rear: Paved area with outbuilding and large basement area housing gas boiler for central heating.

## Services

Mains gas, electric, water and drainage.

## Council Tax

- Band C.





## 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 e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

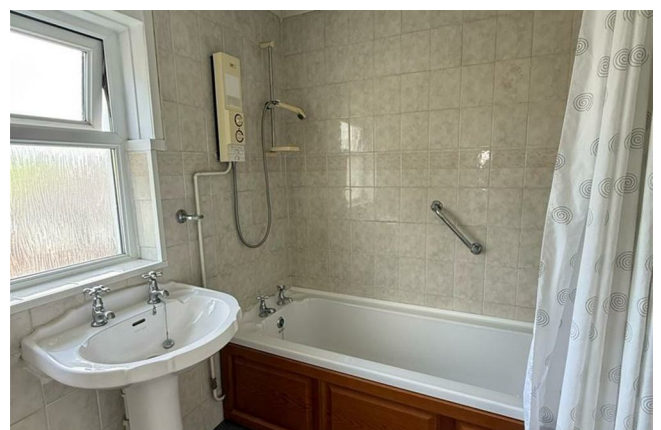
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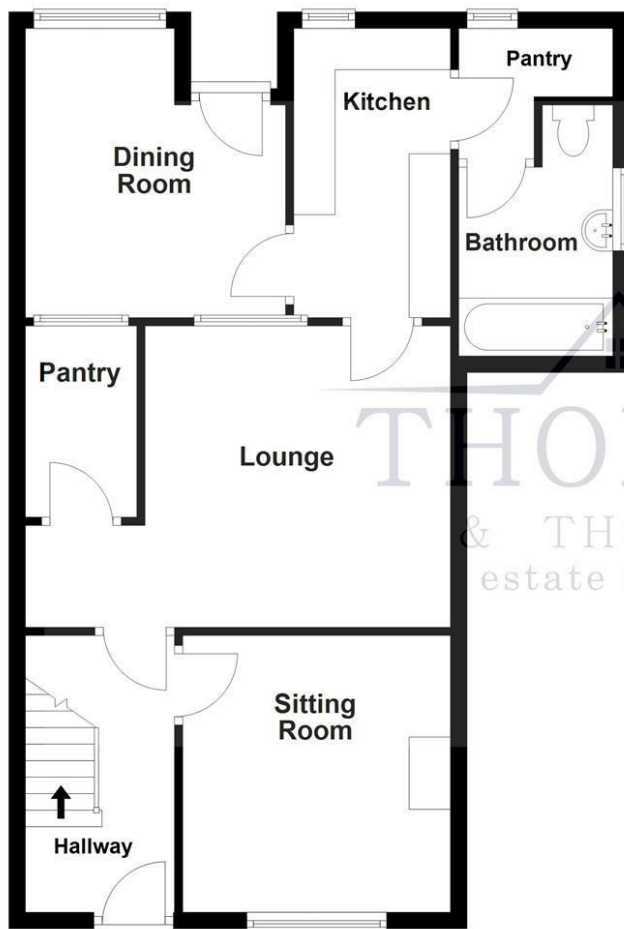
## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Continue for approximately 4 miles into the village of Garnant. Turn right into New School Road and the property will be on the right hand side identified by our For Sale board.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

## Ground Floor



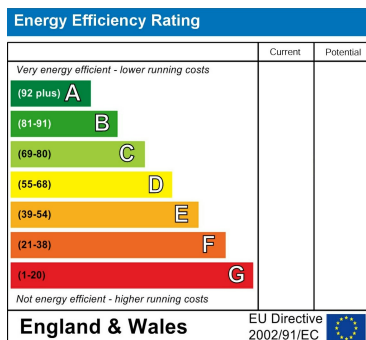
## First Floor



Council Tax Band

**C**

Energy Performance Graph



Call us on

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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.