



7 Wern Road, Garnant, Ammanford, SA18 1LN

Offers in the region of £263,000

A detached property set in the village of Garnant close to local amenities and within approximately 4 miles of Ammanford town centre with its wider range of shopping and transport facilities and fine views of the black mountain. Accommodation comprises entrance hall, lounge, sitting room, kitchen, utility, rear porch, 4 double bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking to rear with large detached double workshops and enclosed rear gardens laid to lawn with a further lawned area to the rear of the garage. The property has recently been re-wired, re-plastered, newly fitted valves on radiators and new boiler fitted in 2021.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, laminate floor and textured ceiling.

Lounge

16'1" x 11'1" (4.92 x 3.40)



with feature fireplace, laminate floor, 2 alcoves, 2 wall lights, radiator, coved ceiling and uPVC double glazed window to front.

Sitting Room

16'1" x 11'10" (4.91 x 3.63)



with under stairs cupboard, radiator, coved ceiling and uPVC double glazed window to front and window to rear porch.

Kitchen

11'10" x 11'8" (3.63 x 3.56)



with range of fitted base and wall units, display cabinets, 4 ring gas hob with extractor over, built in double oven, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, radiator, spotlights and uPVC double glazed window to side and door to side.

Utility

13'0" x 5'10" (3.98 x 1.78)



with range of fitted base units, built in cupboard, one and a half bowl stainless steel sink unit with mixer taps, respatex walls, radiator and uPVC double glazed window to rear.

Rear Porch

with polycarbonate roof, uPVC double

glazed window to side and rear and door to rear.

First Floor

Landing

Bedroom 1

13'2" x (4.02 x)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2

16'4" red to 8'1" x 7'5" inc to 11'3" (5.00 red to 2.47 x 2.27 inc to 3.43)



with exposed floorboards, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 3

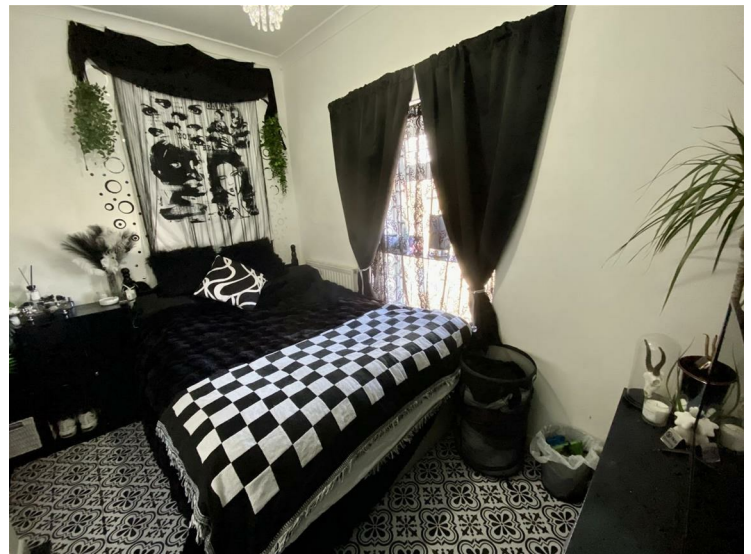
16'0" x 7'11" (4.88 x 2.43)



with exposed floorboards, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 4

6'9" x 9'10" (2.06 x 3.02)



with radiator, coved ceiling and uPVC double glazed window to front.

Bathroom

8'11" x 6'9" (2.74 x 2.07)



with low level flush WC, pedestal wash hand basin, corner shower cubicle, part tiled walls, radiator, coved ceiling and uPVC double glazed window to side.

Outside



with fine views to front, side entrance to enclosed rear garden with lawned garden, side path up to detached double garage. There is a further large lawned area behind garage which offers potential for further parking.

Detached Double Garage

11'5" x 29'11" (3.50 x 9.12)



one side with mechanic pit, window to front and side, power and light connected and large double doors.

one with high headroom to house caravan or motorhome, window to rear and side and door to either side.

Services

Mains gas, electricity, water and drainage.

NOTE

All photographs are taken with a wide angle lens.

Council Tax

Band D.

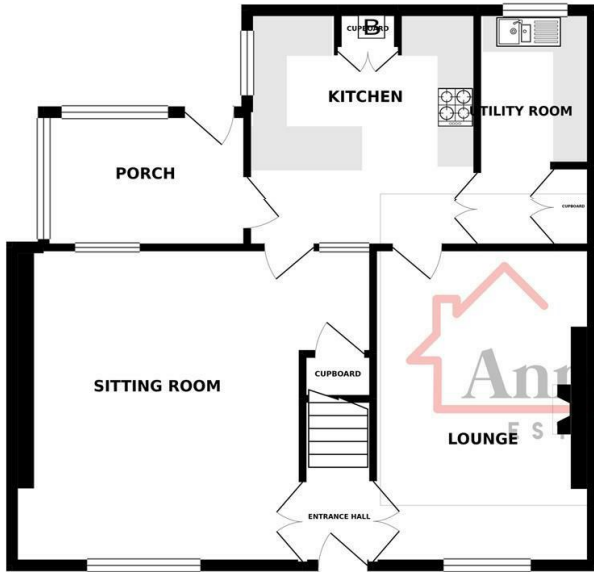
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow this road for approximately 4 miles to the end of the village Glanamman then turn right by The Half Moon Public House. Go up the hill then turn fourth left into Wern Road and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

There is a right of way over a council maintained road to the double garage at the rear.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		82
	(81-91) B		
	(69-80) C		
	(55-68) D		63
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.