

Glynderi Llandeilo Road, Garnant, Ammanford, SA18 1JS

Offers in the region of £335,000

Welcome to this charming detached house located on Llandeilo Road in the picturesque village of Garnant, Ammanford. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With three cosy double bedrooms, there is plenty of space for the whole family to unwind and enjoy a peaceful night's sleep. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Situated in a rural setting, this home offers a tranquil escape from the hustle and bustle of city life. One of the standout features of this property is the off-road parking for up to 5 vehicles, making it ideal for those with multiple cars or visitors. You'll never have to worry about finding a parking space again!

Don't miss this fantastic opportunity to own a piece of countryside paradise in the heart of Garnant. Book a viewing today and discover the endless possibilities this lovely home has to offer.

Ground Floor

uPVC double glazed entrance door to

Porch

4'2" x 4'0" (1.29 x 1.24)

with coat hooks and uPVC double glazed window to side and door to

Kitchen

12'0" x 10'3" (3.68 x 3.13)



with range of fitted base and wall units, single drainer sink unit with mixer taps, extractor fan, part tiled walls, tiled floor, radiator and uPVC double glazed window to side.

Utility/WC

9'6" x 8'2" (2.91 x 2.49)



with low level flush WC, Belfast sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and

uPVC double glazed window to side and rear.

Sitting Room

11'5" x 13'5" (3.50 x 4.11)



with multi fuel fire in feature surround, alcove shelving, stairs to first floor, radiator and uPVC double glazed window and door to front.

Lounge

14'0" x 10'5" (4.28 x 3.19)



with electric fire in feature surround, under stairs cupboard, tiled floor, radiator and uPVC double glazed window to side and front.

First Floor

Landing

with hatch to roof space and uPVC double glazed window to rear.

Bedroom 1

14'2" x 10'5" (4.34 x 3.20)



with picture rail, exposed floorboards, radiator and uPVC double glazed window to front.

Bedroom 2

14'2" x 7'5" (4.34 x 2.28)



with picture rail, radiator and uPVC double glazed window to front.

Bedroom 3

10'0" x 10'7" (3.06 x 3.24)



with radiator and uPVC double glazed window to side.

Bathroom

6'5" x 8'0" (1.96 x 2.44)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over, part tiled walls, tiled floor, radiator and uPVC double glazed window to front.

Outside



with off road parking for 4/5 cars, lawned garden, gravelled garden, timber shed, large timber shed with free standing oil boiler providing domestic hot water and central heating, mature shrubs and trees and walkway down to river.

Services

Mains electricity, water and drainage.

NOTE

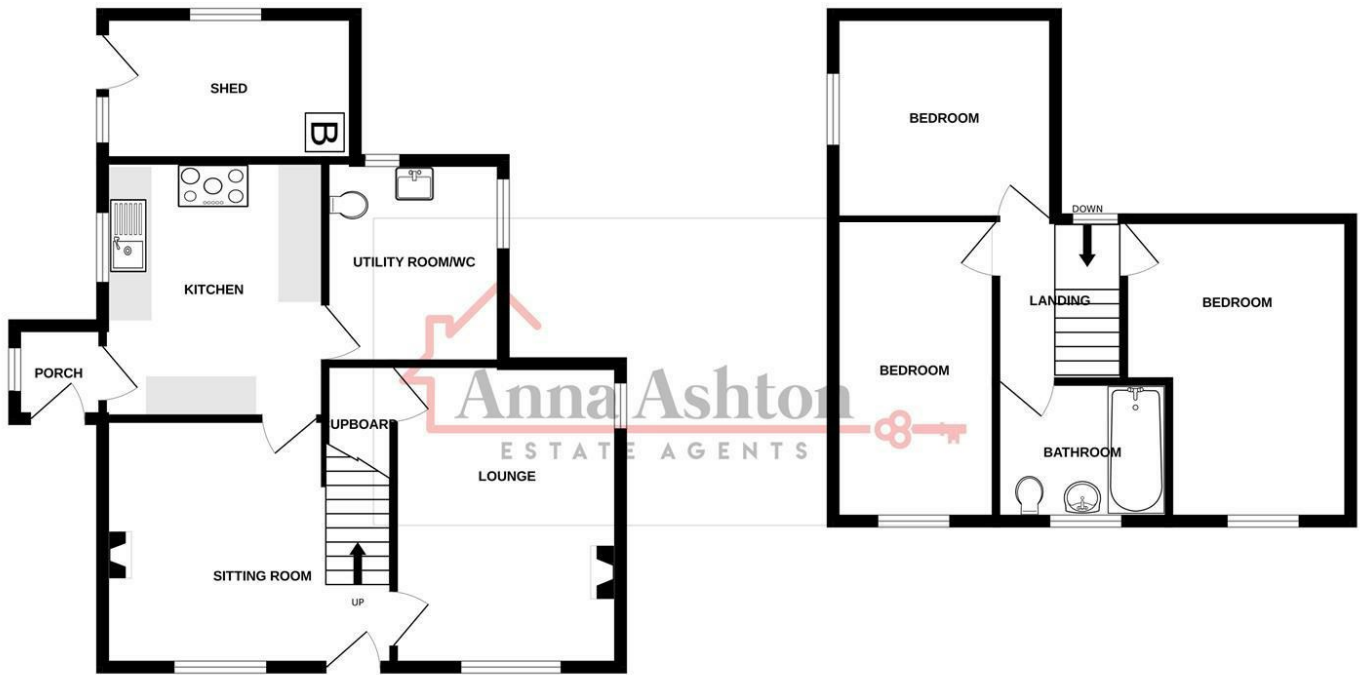
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. At Garnant go straight over the mini roundabout and turn left onto Nant Gwineu Road, go to the end of the road and turn left and the property can be found on the right hand side, identified by our For Sale board.

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			
(81-91) B			81
(69-80) C			
(55-68) D		44	
(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.