



8 Folland Road, Garnant, Ammanford, SA18 2BN

Offers in the region of £199,950

A semi detached house situated within easy travelling distance of the modern Ysgol Y Bedol school and the main villages of Glanamman and Garnant with Ammanford town centre being approximately 4 miles distant. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, downstairs WC, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, garage and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, radiator and coved ceiling.

Dining Room

10'11" x 11'1" (3.34 x 3.40)



with laminate floor, radiator, dado rail, coved ceiling and uPVC double glazed window to front.

Kitchen

7'11" x 14'7" (2.43 x 4.46)



with range of fitted base and wall units, display cabinets, ceramic one and a half bowl sink unit with original taps, Ringmaster cooker with extractor over, integrated fridge freezer, under stairs cupboard, breakfast bar, part tiled walls, tiled floor, radiator,

textured and coved ceiling and uPVC double glazed window and door to rear.

Utility Room

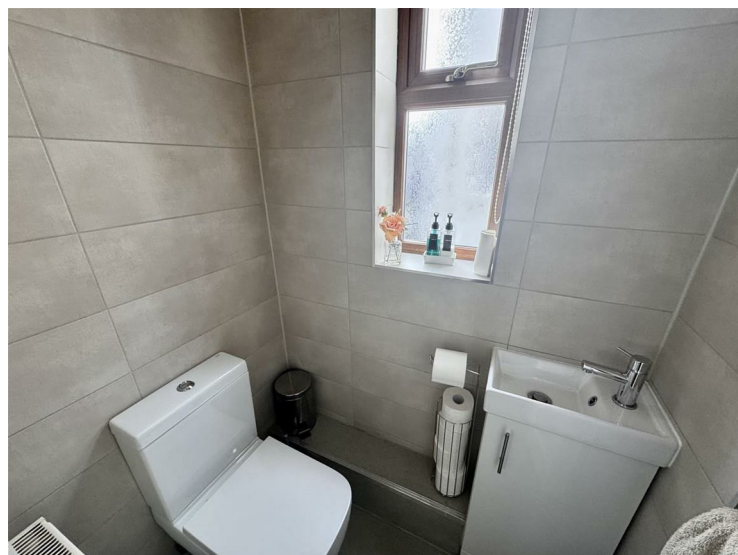
4'10" x 7'6" (1.49 x 2.29)



with base and wall units, one and a half bowl sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, textured and coved ceiling, downlights and uPVC double glazed window to rear.

Downstairs WC

4'7" x 3'1" (1.41 x 0.94)



with low level flush WC, vanity wash hand basin with cupboards under, radiator, tiled walls, downlights and uPVC double glazed window to side.

Lounge

13'11" x 11'5" (4.25 x 3.50)



with fireplace, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

First Floor

Landing

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

Bedroom 1

13'6" x 11'7" (4.14 x 3.54)



with wardrobes, radiator, laminate floor, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2

9'5" red to 3'9" x 15'10" red to 12'5" (2.89 red to 1.15 x 4.84 red to 3.80)



with laminate floor, radiator, coved ceiling and 2 uPVC double glazed windows to rear.

Bedroom 3

9'5" x 9'3" (2.88 x 2.82)



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

Bathroom

5'6" red to 2'7" x 10'8" red to 10'8" (1.69 red to 0.79 x 3.26 red to 3.26)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, shower enclosure with dual head mains rainfall shower, tiled walls, extractor fan, heated towel rail, downlights and uPVC double glazed window to rear.

Outside



with lawned garden to front with mature shrubs and trees borders, shared driveway leading to rear garden with paved patio, lawned garden, paved pathway leading to further paved area.

Shared vehicular access to Garage (5.96 x 3.58) with power and light connected, water connected, up and over door and uPVC double glazed door to side.

Shed (1.74 x 3.60) with power and light connected and uPVC double glazed door to side.

Store (3.40 x 3.03) with power and light connected and uPVC double glazed door to side.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

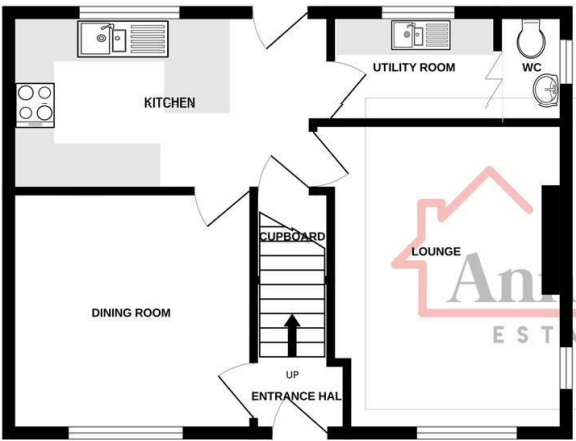
NOTE

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. Travel for approximately 3 miles into the village of Glanamman then turn left sign posted for the hospital. Proceed over the river bridge then turn right into Folland Road and continue for approximately half a mile and the property can be found on the left hand side, identified by our For Sale board.

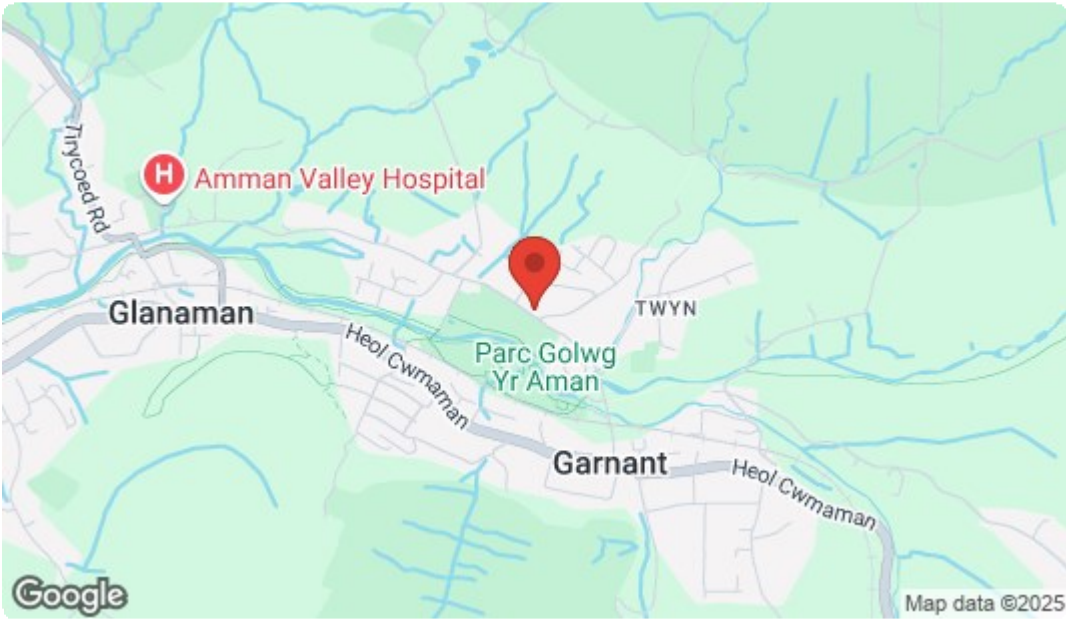
GROUND FLOOR



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		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(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.