



**64 Heol Y Garn, Garnswllt, Ammanford, SA18 2RN**

**Offers in the region of £325,000**

We have pleasure in offering for sale this detached bungalow set in a semi rural location with far reaching views, on the outskirts of Garnswllt, close to transport links and the M4 motorway. Accommodation comprises entrance hall, lounge/diner, kitchen, 3 bedrooms one with en suite, shower room and utility/lean to. The property benefits from LPG central heating, uPVC double glazing, off road parking for several cars, outbuildings and surrounding gardens.



## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with hatch to roof space and radiator.

## Lounge/Diner

15'11" max x 19'10" max (4.87 max x 6.05 max)



with feature fireplace, radiator, upright radiator and uPVC double glazed French doors to rear.

## Kitchen

10'9" x 13'2" (3.29 x 4.03)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, integrated automatic dishwasher, part tiled walls, upright radiator, downlights and uPVC double glazed window to rear.

## Utility/Lean to

4'11" x 16'2" (1.50 x 4.94)



with range of fitted base units, plumbing for automatic washing machine, tiled floor, polycarbonate roof and uPVC double glazed windows to side and rear and door to side.

## Shower Room

4'9" x 8'7" (1.46 x 2.63)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, radiator and uPVC double glazed window to rear.



### Bedroom 1

11'4" x 14'9" (3.47 x 4.52)



with radiator and uPVC double glazed bow window to front.

### Bedroom 2

8'11" x 11'11" (2.73 x 3.64)



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

### En Suite

8'7" x 8'5" (2.63 x 2.58)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, shower cubicle with dual head mains shower, laminate floor, part tiled walls, radiator, extractor fan, downlights and uPVC double glazed window to side.

### Bedroom 3

9'11" x 12'11" (3.04 x 3.94)



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

### Outside



with lawned garden to front, side drive leading to rear parking for several cars,

gravelled garden, lawned garden, vegetable plot, polytunnel and raised flower beds.

Store Shed/Former Garage - 6.36 x 4.15 with inspection pit, window to rear and door to front.

Shed - 3.75 x 4 - with power and light connected, window to rear and door to side.

Shed - 3.85 x 4.11 - with power and light connected and window to side and rear and door to side.

### **Services**

Mains LPG, electricity, water and drainage.

### **Council Tax**

Band E

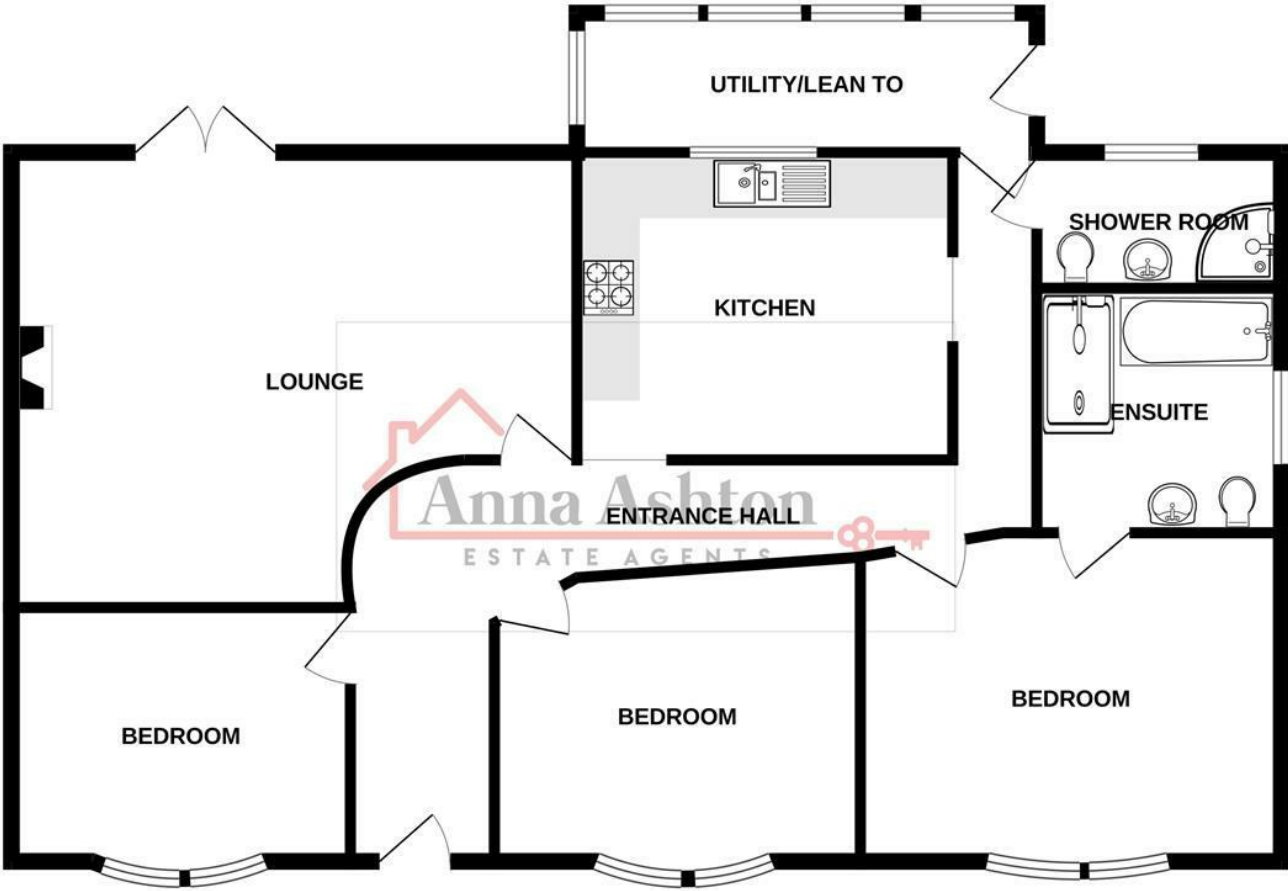
### **NOTE**

All internal photographs are taken with a wide angle lens.

### **Directions**

Leave Ammanford on Wind Street and at the roundabout turn left. Proceed over the mini roundabout and then turn left at the next roundabout. Turn right at the roundabout then over the river bridge and follow the road through Betws on to Garnswllt. Bear left at the junction and the property can be found on the right hand side, identified by our For Sale board.

GROUND 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	56
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.