



38 Maes Y Bedol, Garnant, Ammanford, SA18 2ER

Offers in the region of £165,000

A semi detached house set within the village of Garnant within walking distance of local school, shops and amenities and within approximately 4 miles of Ammanford town centre with its wider range of shopping and transport facilities. Accommodation comprises entrance hall, lounge/diner, kitchen/breakfast room, downstairs shower room, 3 double bedrooms, bathroom and enclosed front and rear garden. The property benefits from gas central heating and uPVC double glazing.

Viewing Highly Recommended!

Ground Floor

uPVC double glazed and leaded entrance door into

Porch

with meter board cupboard, opens into

Lounge

12'0" x 17'6" (3.68 x 5.35)



with stairs to first floor, central chimney pillar, 2 radiators, uPVC double glazed window to front and opening into

Dining Room

9'11" x 14'1" max (3.03 x 4.30 max)



with downlights, radiator and uPVC double glazed window to rear.

Kitchen/Breakfast Room

12'9" x 13'3" (3.9 x 4.04)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mono bloc tap, 4 ring induction hob with stainless steel extractor over, built in electric double oven, integrated fridge freezer, plumbing for automatic washing machine, breakfast bar, part tiled walls, tiled floor, radiator, downlights and uPVC double glazed window and French doors to rear.

Downstairs Shower Room

6'7" x 6'9" (2.02 x 2.04)



with low level flush WC, pedestal wash hand basin, corner shower cubicle with electric shower, tiled walls, tiled floor, extractor fan, shaver point, heated towel rail and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space, radiator and uPVC double glazed window to side.

Bedroom 1

14'3" into wardrobe x 9'3" (4.35 into wardrobe x 2.84)



with fitted wardrobes, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating and uPVC double glazed window to front.

Bedroom 2

13'8" x 8'8" (4.18 x 2.66)



with radiator and uPVC double glazed window to rear.

Bathroom

9'1" x 5'6" (2.79 x 1.68)



with low level flush WC, vanity wash hand basin, paneled bath, built in shelving, tiled walls, extractor fan, shaver point, heated towel rail and Velux window.

Bedroom 3

8'8" x 13'3" (2.65 x 4.05)



with radiator and uPVC double glazed window to rear.

Outside



Enclosed front garden with flower beds. Side pedestrian access to rear with enclosed garden with flower beds. outside light, outside tap and outside sockets. Two brick built sheds.

Services

Mains gas, electricity, water and drainage.

Council Tax

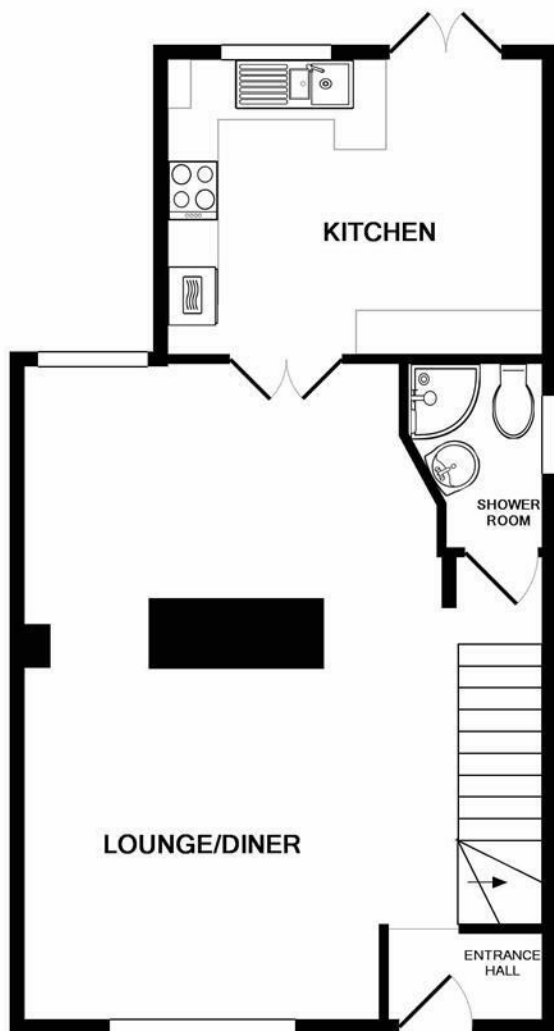
Band A

NOTE

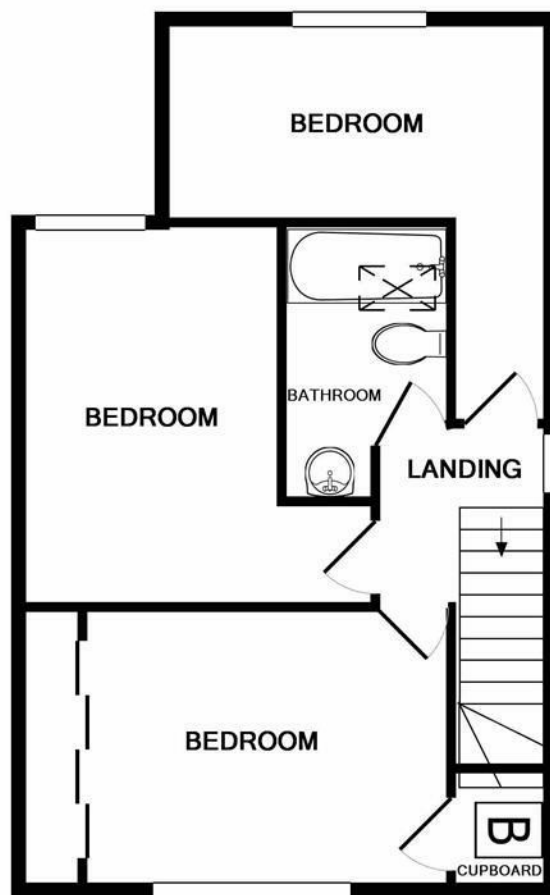
All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately four miles into Garnant, turn left into Folland Road. Follow the road for approximately 0.3 miles and turn right into Hendre Road, then second left into Maes Y Bedol and take the second right 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 floor plan 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		85
(81-91) B	73	
(69-80) C		
(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		
(81-91) B		83
(69-80) C	71	
(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.