



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**9 Upper Station Road  
Garnant  
Ammanford  
Carmarthenshire.  
SA18 1JG**

Price **£159,950**



- Three bedroom end of terrace property
- Lounge, kitchen/diner, study
- Bathroom
- Upvc glazing
- Oil fired central heating
- Front and rear gardens
- Off road parking

**General Description**

We have the pleasure in offering for sale this three bedroom end of terrace property situated in the village of Garnant close to local amenities such as shops, primary school, surgery and local hospital.

**EPC Rating: D61**

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Upper Station Road, Garnant, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this three bedroom end of terrace property situated in the village of Garnant close to local amenities such as shops, local park, primary school, surgery and local hospital. Ammanford town centre is approximately 4 miles away with further amenities including secondary school, shops, banking, public houses, restaurants, railway station, bus station and the M4 junction at Pont Abraham a further 7 miles away.

The accommodation briefly comprises hallway, lounge, study, kitchen/diner, bathroom and three bedrooms.

The property benefits from upvc glazing, oil fired central heating, front & rear gardens and off road parking for approximately two cars.

The road leading to the property also leads to Garnant Park.

### Upvc glazed door to

#### Hallway

Coved ceiling, dado rail.

#### Lounge (20' 11" Max x 14' 1") or (6.38m Max x 4.29m)

Upvc glazed door to rear, upvc glazed window to front, two radiators, coved ceiling, dado rail, telephone point.

#### Study (5' 2" x 4' 11") or (1.58m x 1.50m)

Upvc glazed window to side.

#### Kitchen/Diner (20' 8" x 11' 0") or (6.29m x 3.35m)

Upvc glazed window to front and rear, two radiators, coved ceiling, two down lights, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, tiled splash back, oven, hob with extractor fan above, plumbing for automatic washing machine, stairs to first floor, under stair storage.

## Upper Station Road, Garnant, Ammanford, Carmarthenshire.

### Landing

Upvc glazed window to rear, radiator, coved ceiling, hatch to roof space.

#### Bedroom 2 (11' 11" Max x 11' 2" Max) or (3.62m Max x 3.40m Max)

Upvc glazed window to front, radiator hatch to roof space, coved ceiling.

#### Bathroom (8' 4" x 4' 8") or (2.53m x 1.43m)

Upvc glazed window to rear, radiator, coved ceiling, part tiled walls, close coupled Wc, pedestal wash hand basin, bath with electric shower over, extractor fan.

#### Bedroom 3 (10' 6" x 10' 0") or (3.20m x 3.04m)

Upvc glazed window to rear, radiator, coved ceiling.

#### Bedroom 1 (14' 4" x 10' 7") or (4.36m x 3.22m)

Two upvc glazed windows to front, radiator, coved ceiling.

### Outside

Parking area to front.

Steps to front leading to front door and lawned area surrounding.

Side pedestrian access.

Concrete area to rear housing oil tank and Worcester oil fired boiler controlling domestic hot water and central heating.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

A

### Directions

Leave Ammanford on High Street and turn left onto Pontamman Road. Travel for approximately 4 miles into the village of Garnant and then take the left onto Station Road. Turn first left into Upper Station Road, where the property can be found on the left hand side

