

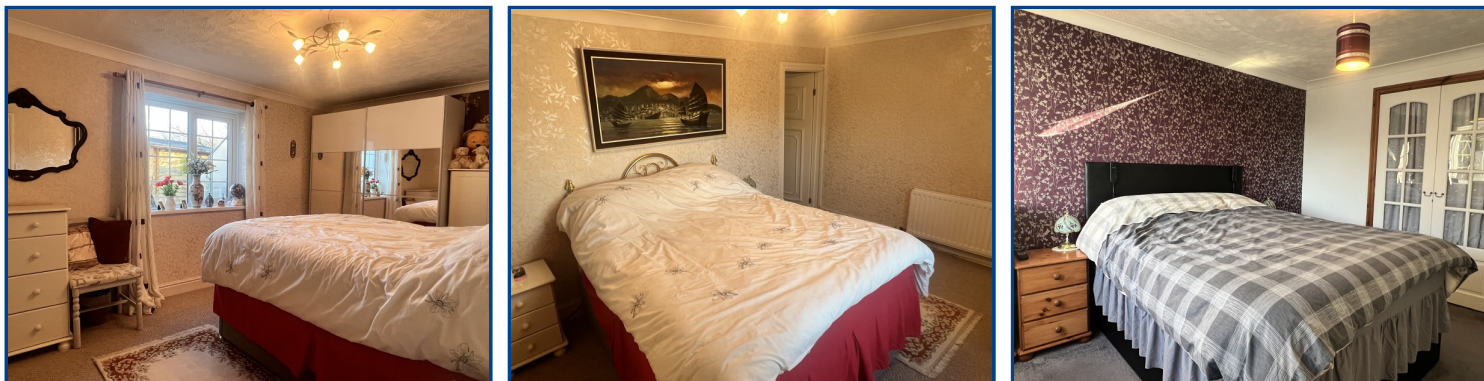


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales



**Oak Lodge Tir Syr Walter
Garnant
Ammanford
Carmarthenshire.
SA18 1JW**

Price **£375,000**



- Five bedroom Victorian style detached property
- Lounge, kitchen, dining room, utility
- Bathroom, study, reception room/games room
- Upvc glazing, Oil fired central heating
- Semi rural location, 0.26 of an acre plot
- Driveway for ample parking
- Garage, summer house
- Views to the surrounding country side
- No forward chain

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

EPC Rating: D65

General Description

We have the pleasure of offering for sale this 5 double bedroom Mock Tudor style detached property in the hamlet of Tir Syr Walter, close to Garnant and its amenities including shop, surgery, pharmacy, primary school, takeaways and approximately 4 miles from Ammanford town centre and its amenities including banking, high street shops, restaurants, public houses, secondary school, bus station, train station and is approximately 7 miles from Pontabraham iunction 49 for the M4.

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Tir Syr Walter, Garnant, Ammanford, Carmarthenshire.

Property Description

We have the pleasure of offering for sale this 5 double bedroom Mock Tudor style detached property in the hamlet of Tir Syr Walter, close to Garnant and its amenities including shop, surgery, pharmacy, primary school, takeaways and approximately 4 miles from Ammanford town centre and its amenities including banking, high street shops, restaurants, public houses, secondary school, bus station, train station and is approximately 7 miles from Pontabraham junction 49 for the M4.

The accommodation briefly comprises, hallway, Wc, lounge, kitchen, dining room, utility, reception room/games room, bedroom 1, landing, bathroom, study/bedroom 6 and 4 further double bedrooms.

The property benefits from oil fired central heating, upvc glazing, driveway for ample parking, garage, summer house, front and rear gardens, views to the surrounding countryside.

Upvc glazed door to

Hallway

Upvc window to side, radiator, tiled floor, textured & coved ceiling, stairs to first floor, solar panels battery and controls.

W.C. (5' 7" x 5' 6") or (1.71m x 1.68m)

Upvc glazed window to side, radiator, textured & coved ceiling, part tiled walls, tiled floor, close coupled Wc, wash hand basin in vanity unit.

Lounge (18' 9" x 13' 9") or (5.71m x 4.18m)

Upvc glazed bay window, two radiators, textured & coved ceiling, telephone point.

Kitchen (14' 5" x 12' 10") or (4.39m x 3.90m)

Upvc glazed window to rear, radiator, textured & coved ceiling, tiled floor, fitted wall and base units, work surface, breakfast bar with stools, one and half bowl sink unit with mixer tap, Flavel Range cooker with fan above, splash back.

Dining Room (14' 9" x 10' 5") or (4.49m x 3.17m)

Upvc glazed french door to rear, radiator, textured & coved ceiling, tiled floor.

Utility (14' 7" x 7' 9") or (4.44m x 2.36m)

Upvc glazed door to side, upvc glazed window to rear, radiator, textured & coved ceiling, tiled floor, fitted wall & base units, tiled splash back, sink unit with mixer tap, plumbing for automatic washing machine, plumbing for dish washer, space for vented tumble dryer, Heatslave oil fired boiler, controlled domestic hot water and central heating, hatch to roof space.

Reception room/Games room (12' 5" x 10' 4") or (3.78m x 3.15m)

Upvc glazed window to front, radiator, textured & coved ceiling, laminate flooring.

Bedroom 1 (15' 6" x 10' 1") or (4.72m x 3.08m)

Upvc glazed window to rear, radiator, textured & coved ceiling.

Landing

Textured & coved ceiling, radiator, hatch to roof space.

Bedroom 5 (10' 1" x 8' 11") or (3.08m x 2.73m)

Upvc glazed window to front, radiator, textured & coved ceiling.

Bedroom 2 (13' 5" x 10' 4") or (4.08m x 3.14m)

Upvc glazed window to front, radiator, textured & coved ceiling, walk in wardrobes.

Tir Syr Walter, Garnant, Ammanford, Carmarthenshire.

Bedroom 3 (14' 1" x 10' 4") or (4.28m x 3.16m)

Upvc glazed window to rear, radiator, textured & coved ceiling.

Bathroom (12' 11" x 8' 11") or (3.93m x 2.71m)

Upvc glazed window to rear, radiator, textured & coved ceiling, tiled flooring, corner bath, pedestal wash hand basin, Wc, double shower cubicle.

Bedroom 4 (20' 9" x 9' 0") or (6.33m x 2.74m)

Upvc glazed window to side, radiator, wood panelled ceiling, wooden flooring, two eves storage spaces.

Study/bedroom 6 (7' 8" x 6' 2") or (2.33m x 1.87m)

Upvc glazed window to front, radiator, textured & coved ceiling, wooden floor.

Garage (21' 10" x 10' 11") or (6.65m x 3.32m)

Up & over door to front, upvc glazed window to side, upvc glazed door to side, electricity.

Summerhouse (19' 8" x 9' 6") or (6.00m x 2.90m)

Outside

Gravelled area to front for ample parking with mature trees and shrubs.

Side pedestrian access.

Side gravelled driveway leading to the Garage.

Patio area to rear leading onto a gravelled area housing the fish pond and summer house. The rear garden continues with a patio footpath leading to vegetable patch and further lawned area with mature trees and shrubs and views over the surrounding countryside.

Oil tank.

Plastic garden shed.

Potting shed.

Green house.

Agents Note

There are solar panels present at the property with battery storage. We have been informed by the vendors they are owned by the property.

Broadband and Mobile phone

There is Superfast broadband in this area. There is mobile coverage in this area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the villages of Glanamman and Garnant, then turn left into Nant Gwineu Road. Follow this road into Tir Syr Walter, continue up hill and around a left hand bend where the property can be found on the right hand side.

