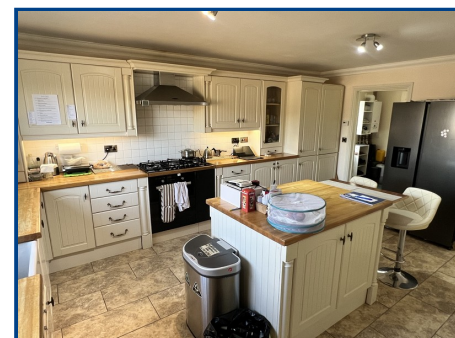


**Hazel Corner Wern Road  
Garnant  
Ammanford  
Carmarthenshire  
SA18 1LN.**

Price **£465,000**



- Five bed detached property
- Front room, lounge, dining area
- Kitchen, bathroom, utility
- Shower room, en suite, WC
- Reception room/ potential annexe
- Upvc glazing
- Gas fired central heating
- Gardens
- Driveway for ample parking

**General Description**

We have the pleasure of offering for sale this 5 double bedroom detached family home in the village of Garnant, close to local amenities including shop, surgery, pharmacy, primary school, takeaways and approximately 4 miles from Ammanford town centre and its amenities.

**EPC Rating: C78**

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

**Important notice**

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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).

## Wern Road, Garnant, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure of offering for sale this 5 double bedroom detached family home in the village of Garnant, close to local 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 for the M4.

The accommodation briefly comprises, hallway, WC, front room, lounge, dining area, kitchen, utility, reception room/ potential annexe, shower room, landing, bathroom, master bedroom, en suite and 4 double bedrooms.

The property benefits from gas fired central heating, upvc glazing, driveway for ample parking, views to the surrounding country side and a plot of 0.66 of an acre made up of mature gardens.

Internal viewings highly recommended.

### Upvc glazed door to

### Hallway

Radiator, coved ceiling, hard wired smoke alarm, under stair storage, stairs to first floor.

### W.C. (5' 9" x 3' 8") or (1.75m x 1.12m)

Upvc glazed window to front, radiator, coved ceiling, tiled floor, extractor fan, wash hand basin, close coupled WC.

### Front Room (13' 7" x 12' 5") or (4.14m x 3.78m)

Upvc glazed box bay window to front, upvc glazed window to side, radiator, coved ceiling, oak flooring, fitted base units.

### Lounge (18' 3" x 13' 7") or (5.56m x 4.14m)

Two upvc glazed windows to side, upvc glazed window to rear, radiator, coved ceiling, TV point, telephone point.

### Dining Area (13' 11" x 10' 3") or (4.24m x 3.12m)

Upvc glazed window to rear, radiator, coved ceiling, TV point.

### Kitchen (17' 6" x 13' 7") or (5.34m x 4.14m)

Upvc glazed window to rear, coved ceiling, tiled floor, fitted wall and base units, oak work surface, Belfast sink unit with mixer tap, tiled splash back, Russell Hobbs oven, Russell Hobbs LPG gas hob with extractor fan over, island with fitted units and oak work surface.

### Utility (8' 9" x 6' 6") or (2.67m x 1.98m)

Upvc glazed door to side, coved ceiling, tiled floor, fitted wall and base units, work surface, plumbing for automatic washing machine, Main gas fired boiler controlling domestic hot water and central heating.

### Reception Room/Potential annexe (15' 10" x 15' 7") or (4.83m x 4.75m)

Upvc glazed window to front, upvc glazed patio doors to side, radiator, coved ceiling, oak flooring, fitted wall and base units, work surface, stainless steel sink unit, integrated oven, hob.

### Shower Room (9' 5" Max x 8' 9" Max) or (2.88m Max x 2.66m Max)

Upvc glazed window to side, coved ceiling, part tiled walls, part wood flooring, part tiled floor, shower, wash hand basin, WC, extractor fan.

### Landing

Upvc glazed window to front, radiator, coved ceiling, hard wired smoke alarm, hatch to ample roof space.

## Wern Road, Garnant, Ammanford, Carmarthenshire.

### Bathroom (9' 8" x 8' 8") or (2.95m x 2.64m)

Upvc glazed window to side, towel radiator, coved ceiling, five down lights, tiled walls, tiled floor, double shower cubicle, bath, pedestal wash hand basin, close coupled WC.

### Bedroom 3 (14' 0" x 13' 7") or (4.26m x 4.15m)

Upvc glazed window to rear, radiator, coved ceiling, TV point.

### Bedroom 4 (13' 11" x 10' 3") or (4.25m x 3.12m)

Upvc glazed window to rear, radiator, coved ceiling, TV point.

### Bedroom 2 (17' 6" x 13' 7") or (5.34m x 4.14m)

Upvc glazed window to rear, radiator, coved ceiling, TV point.

### Bedroom 5 (13' 7" x 9' 4") or (4.13m x 2.84m)

Upvc glazed window to front, radiator, coved ceiling, TV point.

### Master Bedroom (22' 4" Max x 15' 7") or (6.81m Max x 4.74m)

Upvc glazed windows to side and front, radiator, exposed beam ceiling, fitted storage, TV point.

### En Suite (9' 7" x 8' 9") or (2.91m x 2.66m)

Upvc glazed window to side, towel radiator, coved ceiling, six down lights, tiled floor, fitted base unit, work surface, double quadrant shower, wash hand basin, WC, extractor fan.

### Outside

Gravelled driveway to front for ample parking. Raised mature garden to front with trees, shrubs and woodland backing on to Garnant golf course. Side lawned area over looking views of the Brecon Beacons National Park.

Steps to a rear gravelled area. Patio area to side leading onto gravelled and lawned areas with vegetable beds.

### Cellar/Storage

Electricity.

### Agents Note

There is a right of access over lane to the property.

### Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone signal in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the village of Glanamman on entering Garnant turn right into Ceidrim Road. Continue through Ceidrim road into Wern Road, taking a left on to a single track lane where the property can be found at the end of the lane.

