

**38 Lon Y Felin
Garnswllt
Ammanford
Carmarthenshire
SA18 2RH**

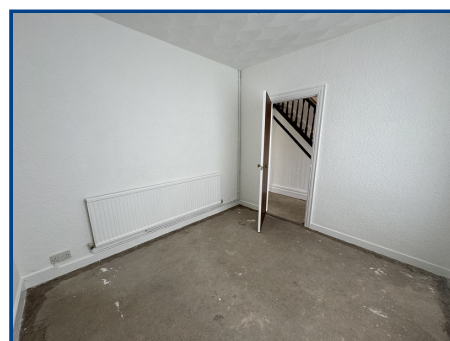
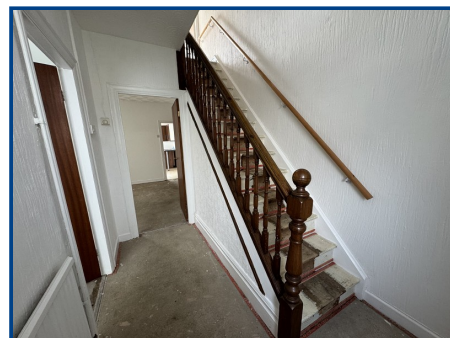
Price **£120,000**



- Two bedroom semi detached house
- Lounge, sitting room/ dining room
- Kitchen
- Bathroom
- Upvc glazing
- LPG fuelled central heating
- Rear garden
- On street parking only

General Description

We have the pleasure in offering for sale this two bedroom semi detached house which is located in a semi-rural setting, only 2 1/2 miles from Ammanford town centre and its amenities.



Lon Y Felin, Garnswllt, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this two bedroom semi detached house which is located in a semi-rural setting, only 2 1/2 miles from Ammanford town centre and its amenities including banking, primary schools, secondary schools, shops, restaurants, public houses, leisure centre, places of worship, railway station and bus station.

The accommodation briefly comprises hallway, lounge, sitting room/ dining room, kitchen, bathroom and two bedrooms.

The property benefits from upvc glazing, LPG fuelled central heating and a rear garden.

Upvc glazed door to

Hallway

Textured ceiling, radiator, stairs to first floor, telephone point, battery smoke alarm.

Lounge (10' 2" x 9' 9") or (3.09m x 2.97m)

Upvc glazed window to front, textured ceiling, radiator.

Sitting Room / Dining Room (16' 9" x 11' 10") or (5.11m x 3.60m)

Upvc glazed window to rear, textured ceiling, radiator, under stair storage.

Kitchen (11' 8" x 8' 10") or (3.55m x 2.68m)

Upvc glazed door to side, upvc glazed windows to side and rear, textured ceiling, radiator, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap, cooker point, plumbing for automatic washing machine.

Landing

Wood cladded ceiling, hatch to roof space, battery smoke alarm.

Bedroom 2 (8' 4" x 6' 2") or (2.54m x 1.87m)

Upvc glazed window to rear, textured ceiling, radiator.

Bathroom (9' 4" Max x 8' 5" Max) or (2.84m Max x 2.56m Max)

Upvc glazed window to rear, wood cladded ceiling, radiator, part tiled walls, bath with shower attachment

over, pedestal wash hand basin, close coupled WC, storage cupboard housing VOLCERA LPG fuelled boiler controlling domestic hot water and central heating.

Bedroom 1 (14' 2" x 12' 6") or (4.31m x 3.80m)

Two upvc glazed windows to front, wood cladded ceiling, radiator, storage cupboard.

Outside

Concrete area to front.

Concrete area to rear with footpath to lawned area with mature trees and shrubs.

Outbuilding housing WC.

LPG bottles.

On street parking only.

Agents Notes

According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from rivers, however the vendor has made us aware that there is no known history of flooding at the property.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on Wind Street and turn left towards Tesco at the traffic lights. Continue left on the Tesco roundabout right on the next roundabout over the bridge and into Betws. Follow the road around to the right into Betws Road and continue for a further mile to the village of Garnswllt. Continue through Maerdy Road, turning right into Lon Y Felin, where the property can be found on the left hand side.



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.