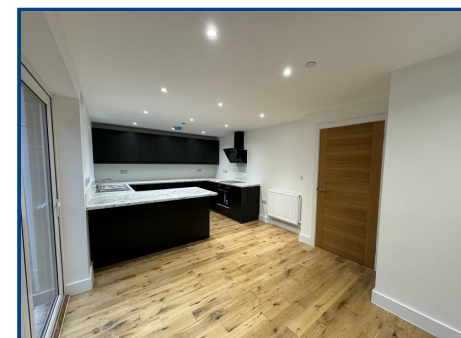
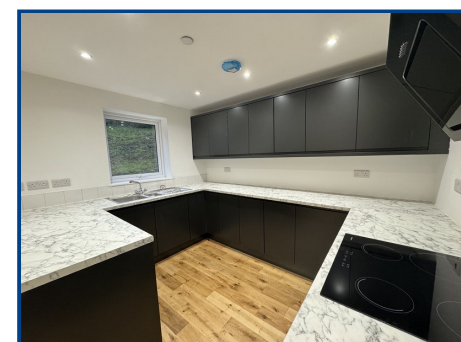


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**24 Bishop Road  
Garnant  
Ammanford  
Carmarthenshire.  
SA18 1NA**

Price **£275,000**



- Four bedroom detached house
- Living room, kitchen/ dining room
- Utility, WC
- First floor bathroom and en-suite
- Upvc glazing
- Gas fired central heating
- Garage and off road parking
- Rear garden
- Views to the surrounding countryside

### General Description

We have the pleasure in offering for sale this four bedroom detached new build house situated in the village of Garnant close to local amenities such as shops, primary school, surgery, local hospital. Ammanford town centre is approximately 4 miles away with further amenities.

**EPC Rating: B84**

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

#### 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](mailto:surveys@ctf-uk.com).

Tel: **01269 591 884**

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

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



## Bishop Road, Garnant, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom detached new build house situated in the village of Garnant close to local amenities such as shops, primary school, surgery, 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 M4 junction at Pont Abraham a further 7 miles away.

The accommodation briefly comprises hallway, living room, kitchen/ diner, utility, Wc, landing, bathroom and four bedrooms, one with an en-suite.

The property benefits from Upvc glazing, gas fired central heating, off road parking and rear garden.

CTFNEW

### Upvc glazed door to

### Hallway

Five down lights, hard wired fire alarm, sprinkler, radiator, storage cupboard.

### Living Room (16' 4" x 11' 2") or (4.99m x 3.40m)

Upvc glazed window to front, six down lights, sprinkler, radiator, TV point.

### Kitchen/Dining Room (19' 11" Max x 10' 8" Max) or (6.08m Max x 3.24m Max)

Upvc glazed bi-folding doors to rear, upvc glazed window to rear, thirteen down lights, hard wired fire alarm, sprinkler, radiator, extractor fan, tiled splash back, fitted wall and base units, work surface, breakfast bar, 1 & 1/2 bowl stainless steel sink unit with mixer tap, cooker point, electric hob with extractor fan above, TV point.

### Utility (6' 11" x 6' 8") or (2.10m x 2.03m)

Upvc glazed door to rear, two down lights, extractor fan, hard wired fire alarm, sprinkler, work surface, plumbing for automatic washing machine and dishwasher, gas MAIN Eco Compact boiler controlling domestic hot water and central heating.

### W.C. (6' 10" x 2' 9") or (2.09m x 0.85m)

Upvc glazed window to side, two down lights, extractor fan, radiator, part tiled walls, tiled floor, close coupled Wc, pedestal wash hand basin.

### Landing

Upvc glazed window to side, four down lights, sprinkler, hatch to roof space, alarm, radiator, storage cupboard.

### Bedroom 4 (11' 9" x 7' 2") or (3.58m x 2.19m)

Upvc glazed window to front, two down lights, sprinkler, radiator, TV point.

## Bishop Road, Garnant, Ammanford, Carmarthenshire.

### Master Bedroom (15' 2" x 10' 7") or (4.62m x 3.23m)

Upvc glazed window to front, six down lights, sprinkler, radiator, TV point, built in wardrobes.

### En Suite (7' 7" x 4' 1") or (2.32m x 1.24m)

Upvc glazed window to front, two down lights, sprinkler, towel radiator, extractor fan, part tiled walls, tiled floor, close coupled Wc, pedestal wash hand basin, shower cubicle.

### Bedroom 2 (10' 10" x 9' 11") or (3.30m x 3.02m)

Upvc glazed window to rear, two down lights, sprinkler, radiator, TV point, built in wardrobes.

### Bedroom 3 (9' 11" x 9' 5") or (3.02m x 2.87m)

Upvc glazed window to rear, two down lights, sprinkler, radiator, TV point.

### Bathroom (6' 2" x 6' 2") or (1.88m x 1.88m)

Upvc glazed window to rear, two down lights, extractor fan, part tiled walls, towel radiator, tiled floor, close coupled Wc, pedestal wash hand basin, bath with shower over.

### Outside

Concrete area to front.

Front and side lawned area.

Patio area leading to banked rear garden.

Two designated parking area to the front gravelled area.

### Broadband and Mobile phone

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

### Agents Notes

There is a risk between 1% and 3.3% chance of flooding from surface water and small watercourses, but there is no known history of flooding at the property.

There a vehicular right of way for number 22 Bishop Road over the land to the front of the property.

There is Japanese Knotweed in the area, however we have been informed there is a treatment plan in place.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the village of Glanamman and on entering the village of Garnant take a right into Bishop Road just after the chemist, continue along this road bearing right where the access lane can be found on the left hand side.

