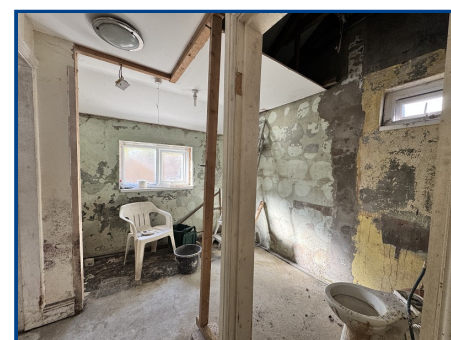
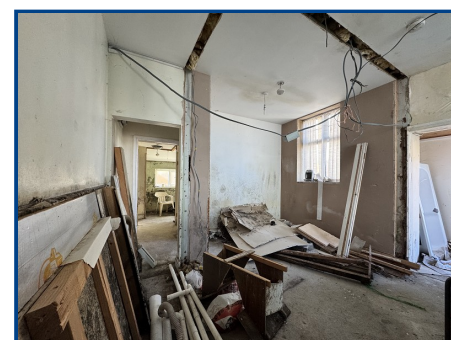
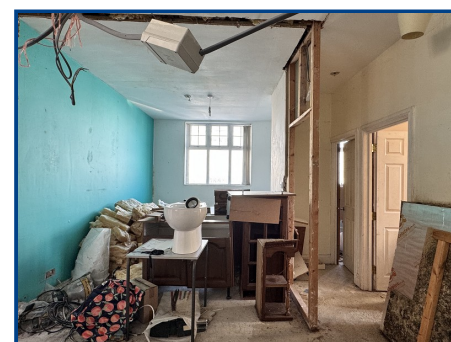


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**77a & 77b Cwmamman Road
Garnant
Ammanford
Carmarthenshire
SA18 1ND**

Guide Price **£90,000**



- Property comprising of two flats
- Ground floor in need of renovation
- First floor with sitting tenant
- Upvc glazing
- Auction dates: 20th of October - 22nd of October

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.

General Description

We have the pleasure in offering for sale this detached property comprising two flats in the village of Garnant, close to local amenities including primary school, shop, restaurant, public house, and approximately 4.5 miles from Ammanford town centre and its amenities.

Tel: **01269 591 884**

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

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

Property Description

We have the pleasure in offering for sale this detached property comprising two flats in the village of Garnant, close to local amenities including primary school, shop, restaurant, public house, and approximately 4.5 miles from Ammanford town centre and its amenities including primary schools, secondary school, leisure centre, places of worship, bus station, train station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises:
Ground floor flat - hall, living/ dining room, two bedrooms, potential bathroom and potential kitchen
First floor flat - hallway, landing, kitchen, shower room, lounge, dining room and a bedroom.

The ground floor accommodation benefits from upvc glazing.
The first floor accommodation benefits from upvc glazing & gas fired central heating.

The first floor flat is occupied and the tenancy agreement will be part of the legal pack.

The property is being offered for sale in conjunction with our partner auctioneers Auction House Wales with bidding opening at 12pm on Monday the 20th of October 2025 and concluding at 12pm on Wednesday the 22nd of October 2025. A legal pack can be obtained along with registration to bid at <https://www.auctionhouse.co.uk/wales>

CTFAUC

GROUND FLOOR ACCOMMODATION

Wooden door to

Hall

Tiled floor, wood clad ceiling.

Living/Dining Room (24' 6" x 12' 2" Max) or (7.48m x 3.70m Max)

Upvc glazed windows to front and side, two smoke alarms, telephone point.

Potential Bathroom (10' 1" x 8' 4" Max) or (3.08m x 2.53m Max)

Upvc glazed window to rear and side.

Rear Hallway area

Smoke alarm.

Potential kitchen (10' 8" x 5' 9") or (3.25m x 1.75m)

Upvc glazed windows to rear and side, tiled floor, smoke alarm.

Bedroom 1 (10' 8" x 9' 11") or (3.24m x 3.03m)

Upvc glazed window to side, smoke alarm.

Bedroom 2 (11' 10" x 9' 2") or (3.60m x 2.80m)

Upvc glazed window to front, radiator.

EPC

Rating: TBC

Council Tax

Band: A

FIRST FLOOR ACCOMMODATION

Wooden door to

Hallway

Tiled floor, stairs to first floor, under stair storage, hard wired smoke alarm.

Landing

Upvc glazed window to rear, radiator, two hard wired smoke alarms, hatch to roof space, storage cupboard, one housing IDEAL gas fired boiler controlling domestic hot water and central heating.

Bedroom (9' 5" x 9' 2") or (2.86m x 2.80m)

Upvc glazed window to side, radiator, hard wired smoke alarm.

Bathroom (9' 3" x 5' 3" Max) or (2.82m x 1.59m Max)

Upvc glazed window to rear, towel radiator, radiator, tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle with electric shower, extractor fan.

Lounge (10' 11" x 9' 3") or (3.32m x 2.83m)

Upvc glazed window to front, radiator, hard wired smoke alarm.

Dining Room (11' 0" x 8' 11") or (3.36m x 2.73m)

Upvc glazed window to front, radiator, hard wired smoke alarm.

Kitchen (9' 6" x 9' 4") or (2.89m x 2.85m)

Upvc glazed window to side, radiator, fitted wall and base units, work surface, tiled splash back, two bowl stainless steel sink unit with mixer tap, electric oven and hob with extractor fan over, plumbing for automatic washing machine.

EPC

Rating: D

Council Tax

Band: A

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 gas, mains drainage

Tenure

Freehold

Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the village of Glanamman and into Garnant. Continue along Cwmamman Road where the property can be found on the right hand side.

