Anna Ashton
ESTATE AGENTS









# 13 Hendre Road, , Garnant, SA18 2BL

## Offers in the region of £195,000

- Semi detached house
- Gas central heating
- Off road parking
- 3 bedrooms
- uPVC double glazing
- Enclosed rear garden

## Ground floor
uPVC double glazed entrance door into

## Entrance hall
with stairs to first floor, under stairs cupboard with plumbing for automatic washing machine and uPVC double glazed window to side, oak floor and radiator

## Sitting Room
9'10" x 11'8" max (3.01 x 3.58 max)



with fireplace, oak floor, radiator and uPVC double glazed window to front.

## Lounge
14'5" x 11'8" max (4.41 x 3.57 max)



with log burner, oak floor and radiator. Opening to

## L Shaped Kitchen/Diner
11'11" red to 5'4" x 17'6" red to 5'9" (3.64 red to 1.64 x 5.35 red to 1.76)





with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 5 ring stainless steel gas hob with extractor over and electric oven under, plumbing for automatic dishwasher, part tiled walls, tiled floor, 2 radiators, 2 Roof windows and uPVC double glazed window and French doors to rear.

## Downstairs Shower Room
5'3" x 6'3" (1.61 x 1.92)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, heated towel rail, part tiled walls, tiled floor, extractor fan and uPVC double glazed window to side.

## First Floor

## Landing
with hatch to roof space and uPVC double glazed window to side.

## Bedroom 1

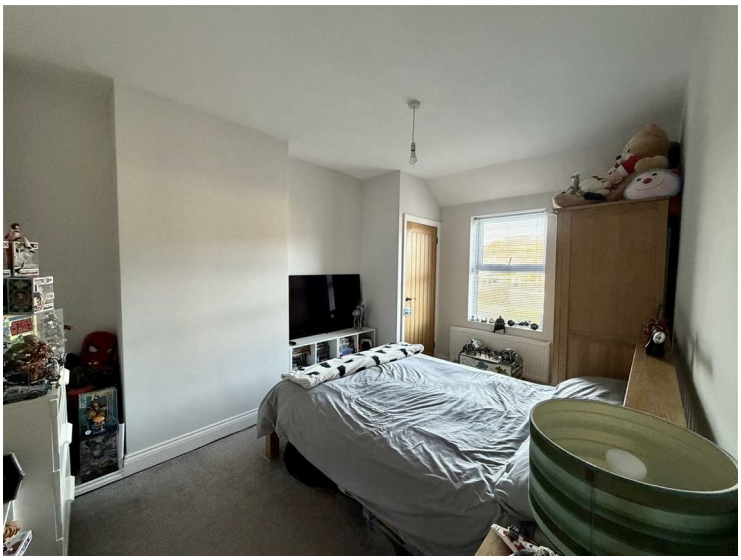
10'2" x 11'6" red to 10'4" (3.12 x 3.52 red to 3.15)



with radiator and uPVC double glazed window to front.

## Bedroom 2

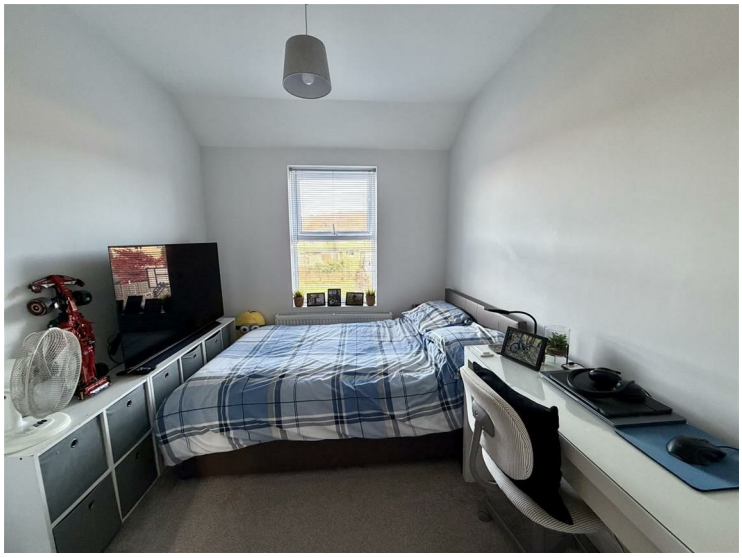
14'1" x 13'0" red to 8'6" (4.3 x 3.97 red to 2.61)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator and uPVC double glazed window to rear.

## Bedroom 3

10'7" x 8'2" (3.25 x 2.51)



with radiator and uPVC double glazed window to rear.

## Bathroom

4'9" x 6'5" (1.45 x 1.96)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, part tiled walls, laminate floor, extractor fan, heated towel rail and uPVC double glazed window to front.

## Outside




with brick paved parking for 1 car and lawned garden to front, side access to rear garden with paved patio, metal shed and lawned garden.

## Council Tax

Band B

## NOTE

All internal photographs are taken with a wide angle lens.

## Material Information

UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains
Broad Band Speed: Download: 1800 mbps Upload: 220mbps
Mobile coverage: 3: 83% Vodafone: 80% EE: 76% 02: 61%

ISSUES WITH POTENTIAL IMPACT:

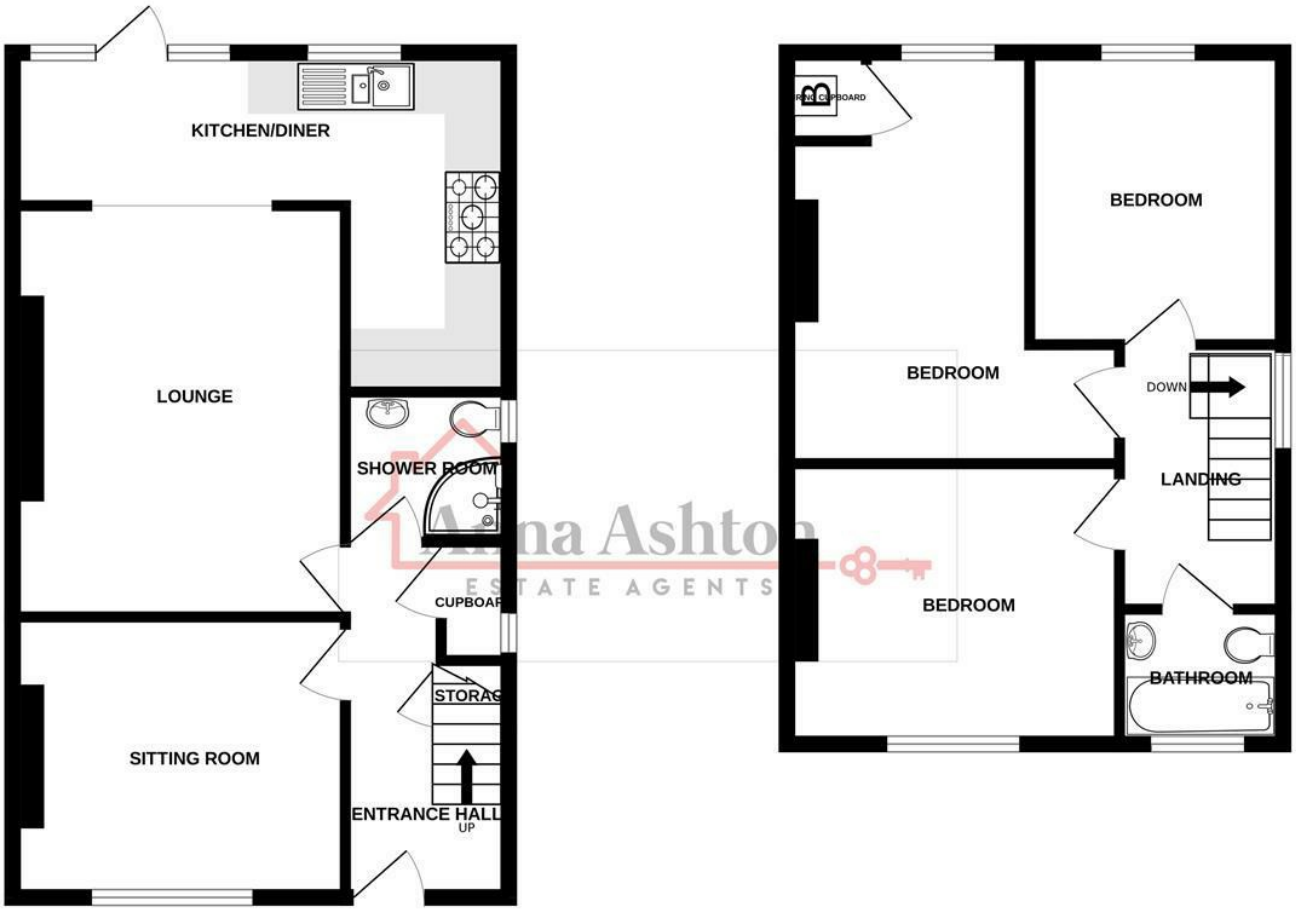
Flood Risk: Very low risk from rivers and sea, low risk from surface water and small water courses
Rights and Easements: None
Restrictions: None

## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 4 miles into the village of Garnant, then turn left opposite the chemist. Follow the road round to the left and after passing the school turn right into Hendre Road and the property can be found on the left hand side, identified by our For Sale board.

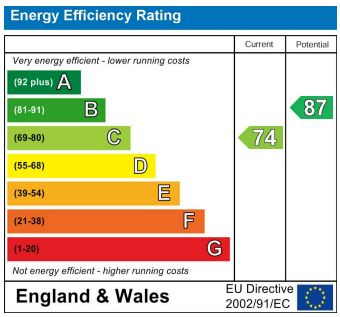
GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.