



32 Maes Yr Hendre, Garnant, Ammanford, SA18 2BW

Offers in the region of £155,000

- Semi detached house
- 2 reception rooms
- Mostly uPVC double glazing
- Enclosed rear garden
- 4 bedrooms (one bedroom and wet room to ground floor)
- Solid Fuel Heating
- Off road parking
- Close to Ysgol Y Bedol

Ground Floor

uPVC double glazed entrance door to

Sitting Room

14'0" x 8'7" (4.27 x 2.63)



with stairs to first floor, built in cupboard, laminate floor, radiator, textured ceiling and aluminium window to front.

Lounge

18'2" x 12'11" (5.54 x 3.94)

with open fireplace, Rayburn, coved ceiling, laminate floor and uPVC double glazed window to front. Opening to

Kitchen

10'10" x 7'9" (3.31 x 2.38)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point with extractor over, tiled floor, coved ceiling and uPVC double glazed window to side.

Utility Room

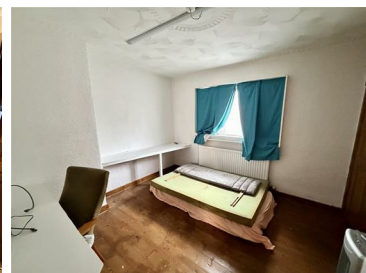
4'5" x 7'11" (1.35 x 2.42)



with work surface, plumbing for automatic washing machine, space for tumble dryer, tiled floor, polycarbonate roof and uPVC double glazed windows and door to rear.

Bedroom 1

13'3" inc to 18'4" x 9'4" red to 7'3" (4.06 inc to 5.59 x 2.86 red to 2.22)



with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed French doors to rear.

Wet Room

9'4" x 4'9" (2.85 x 1.47)



with low level flush WC, vanity wash hand basin, electric shower, radiator, tiled walls, tiled floor, textured and coved ceiling, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, textured ceiling and uPVC double glazed window to front.

Hall

with access to large Attic room

Bedroom 2

10'7" x 10'7" (3.24 x 3.24)



with built in wardrobes, radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 3

11'10" x 10'9" (3.63 x 3.29)



with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 4

7'4" x 9'10" (2.26 x 3.02)

with built in cupboard, radiator, textured ceiling and uPVC double glazed window to front.

Bathroom

7'6" x 6'4" (2.31 x 1.94)



with low level flush WC, vanity wash hand basin, panelled bath with electric shower over, tiled walls, tiled floor, extractor fan, radiator, coved ceiling and uPVC double glazed window to front.

Outside



with off road parking to front, covered side access to rear garden with paved patio area, hard standing area, steps up to overgrown lawned garden and large store shed.

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: Solid fuel

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

Leased solar panels - 25 years from 2011

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements:

Restrictions:

Directions

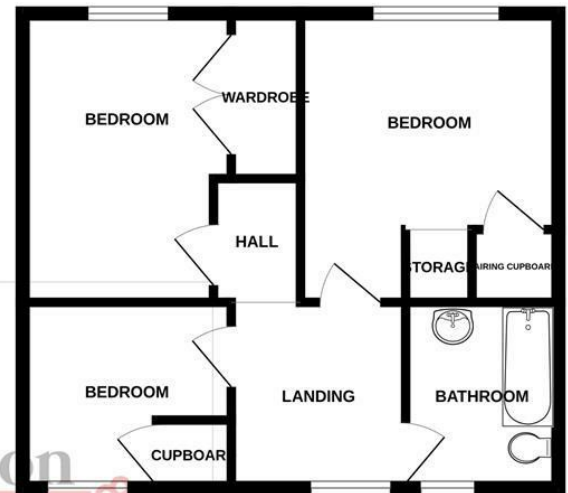
Leave Ammanford on High Street and at

the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left sign posted for the hospital. Proceed over the river bridge then turn right into Folland Road and continue for approximately 2 miles, turn right into Maesyrrhendre and follow the road round to the right and the property can be found on the right 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	49	61
EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.