



Cwmamman Road, Garnant, Ammanford, SA18 1NF

Offers In Region Of £115,000



Calow Evans
Estate Agents

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Cwmamman Road, Garnant, Ammanford, SA18 1NF

Situated in the popular village of Garnant, within the Amman Valley, this double-fronted mid-terrace cottage offers an excellent opportunity for first-time buyers, investors or those looking to put their own stamp on a traditional home. The accommodation is arranged over two floors and comprises two reception rooms, two double bedrooms and a first-floor bathroom. Further benefits include gas-fired central heating and double glazing. Externally, the property enjoys a generously sized rear garden, providing plenty of space for gardening, recreation and outdoor entertaining.

Garnant is a well-established village offering a range of local shops, everyday amenities and public transport links, with neighbouring Ammanford providing a wider selection of shopping and leisure facilities. The surrounding Amman Valley is also well known for its attractive countryside and convenient access to many of the area's walking and outdoor pursuits.



Accommodation:

Entrance Hall

Stairs to first floor.

Lounge

4.06m x 3.78m (13'4" x 12'5"/10'11")

Double glazed window to front, radiator, under-stairs storage cupboard.





Sitting Room

4.09m x 2.26m (13'5" x 7'5")

Double glazed window to front, radiator, exposed floorboards, beams to ceiling.

Kitchen

4.78m x 2.13m (15'8" x 7'0")

Two double-glazed windows to rear, double-glazed panelled door to rear, radiator, fitted with base units, sink & draining board unit, space for cooker, wall-mounted gas boiler providing domestic hot water & central heating, tiled floor.

First Floor Landing:

Bedroom One

4.11m x 4.06m (13'6"/11' x 13'4")

Double glazed window to front, radiator, exposed floorboards.

Bedroom Two

4.14m x 2.26m (13'7" x 7'5")

Double glazed window to front, radiator, exposed floorboards.

Bathroom

Double glazed window to rear, radiator, suite comprising panelled bath, WC, pedestal wash hand basin.

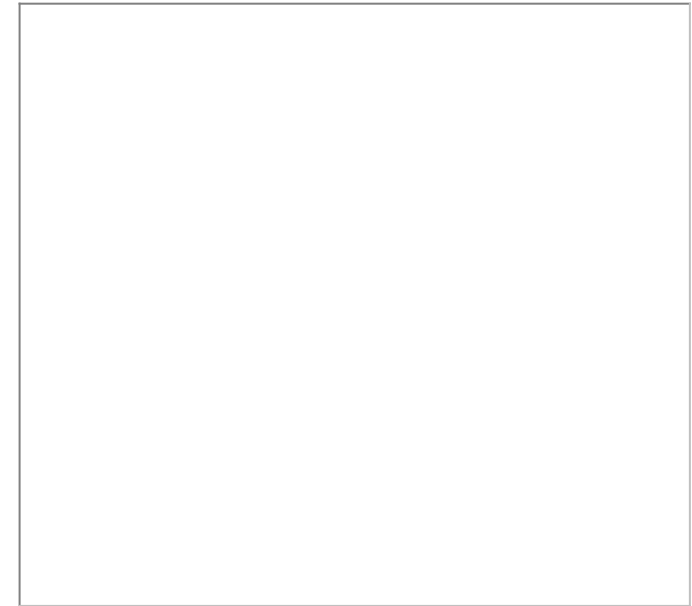
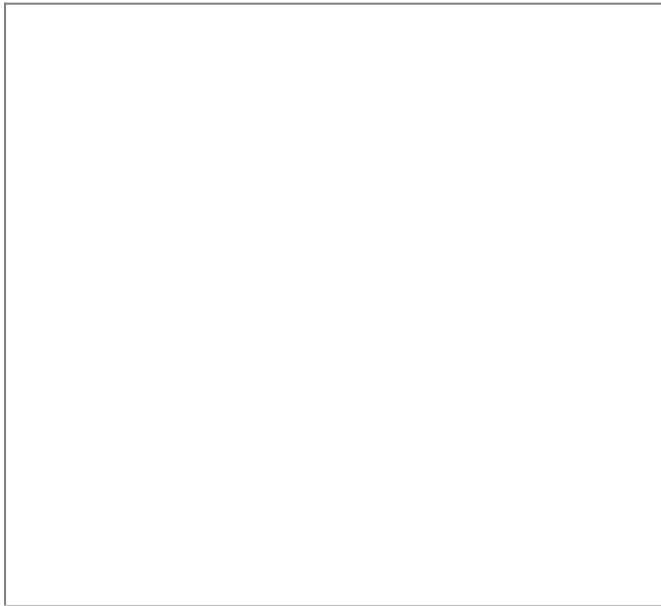
Externally

Enclosed generous rear garden, mainly laid to lawn. Please note that there is a pedestrian right of way around the rear of this property and this property enjoys a right of way over the rear of the neighbouring properties.

We have been advised by the Seller that Japanese Knotweed is present at the bottom of the garden and that a treatment/management plan is currently in place. Further information regarding the plan is available upon request.

Services

We are advised that mains services are connected.



Council Tax

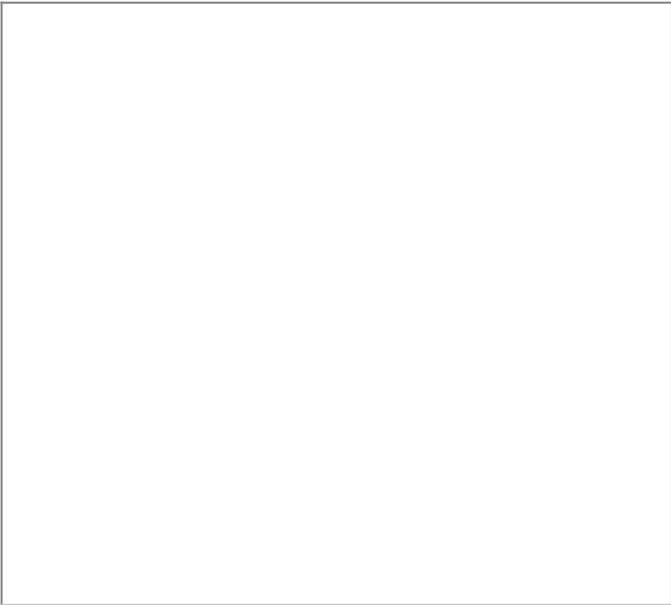
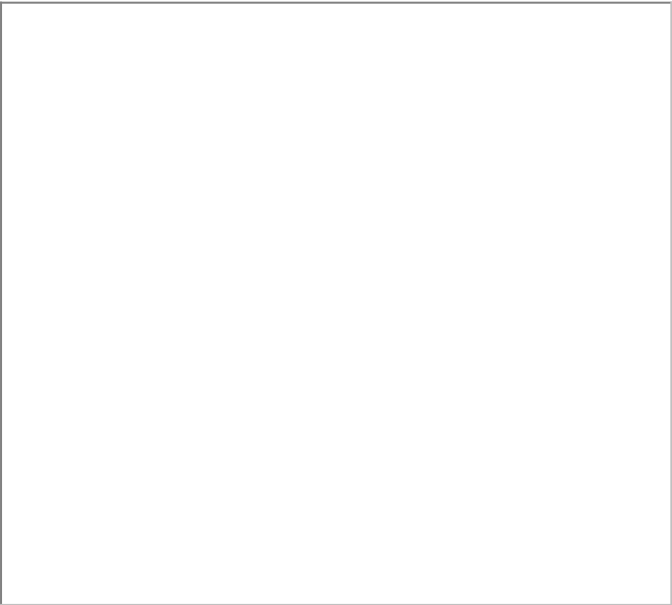
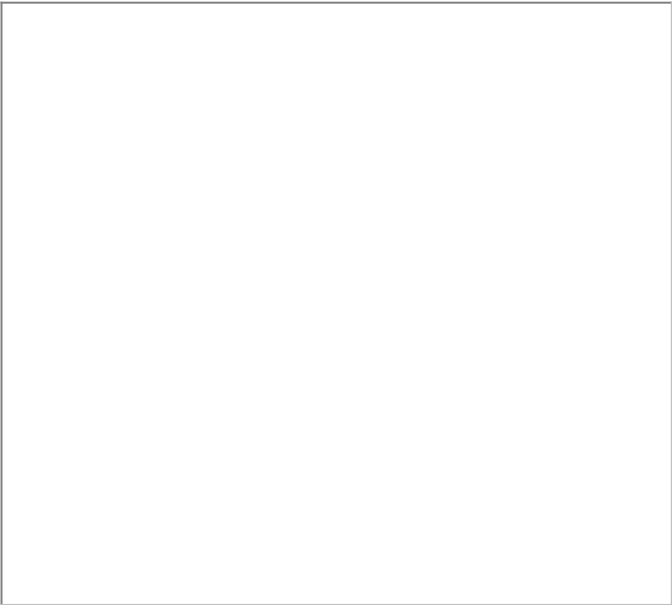
Band A

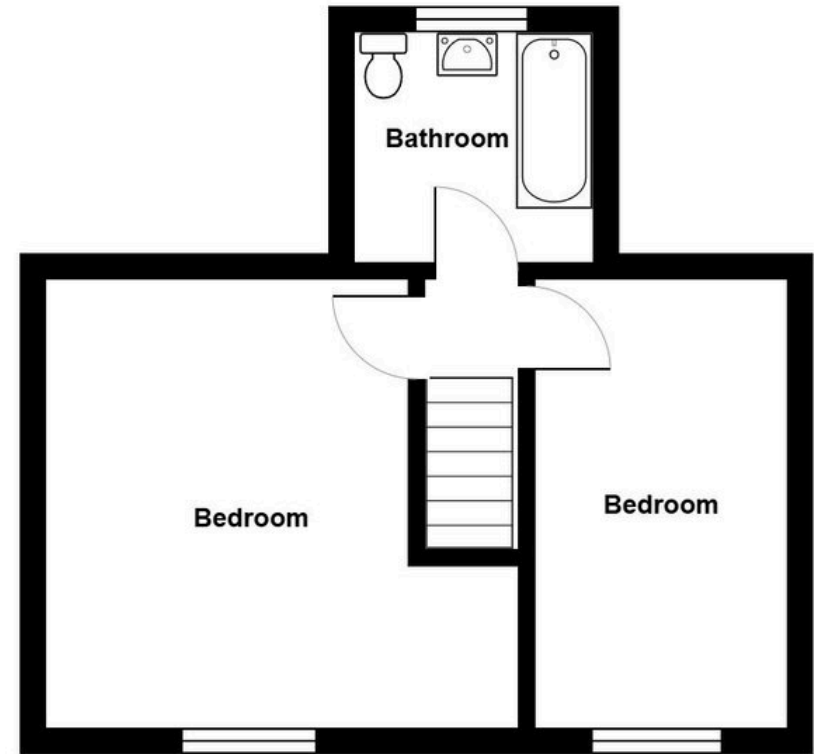
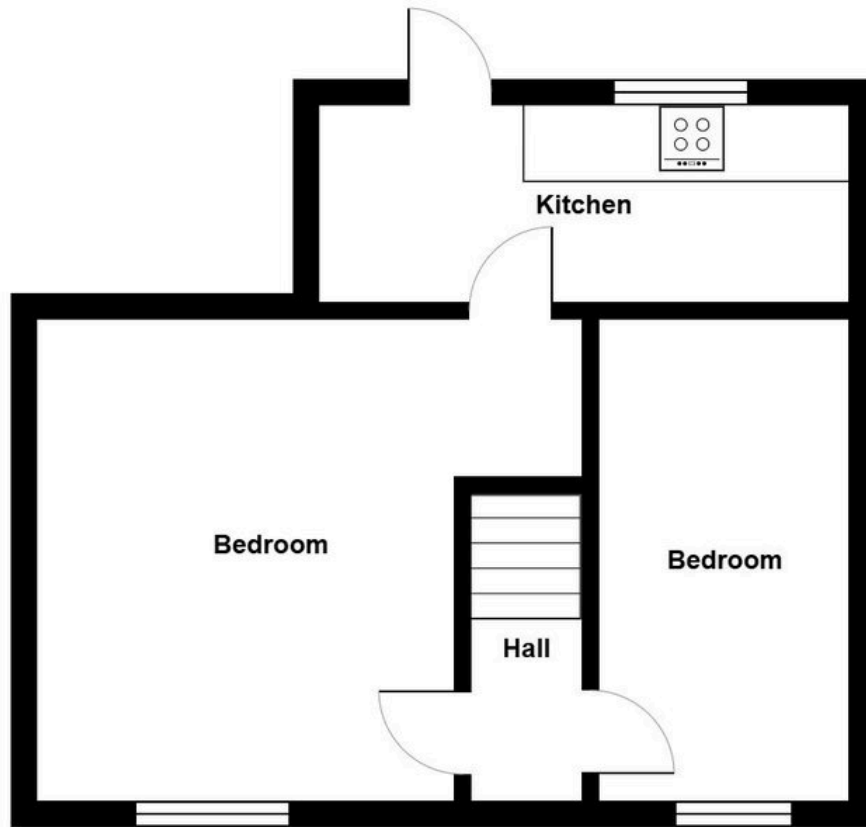
Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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