



Wern Road, Garnant, SA18 1LN

Offers In Region Of £299,950



Calow Evans
Estate Agents

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Wern Road, Garnant, SA18 1LN

A traditional four-bedroom detached home situated in the village of Garnant, this ideal family property offers spacious and versatile living accommodation. The ground floor comprises three reception rooms and a convenient cloakroom, while the first floor features a family bathroom. The home benefits from gas-fired central heating and double glazing throughout. Externally, there is off-road parking located to the rear, along with a rear garden that enjoys attractive countryside views.

Garnant is a well-served village offering a range of amenities and excellent leisure facilities, including riverside walks, cycle paths, recreational grounds, parks, a modern primary school, and an 18-hole golf course. More extensive shopping facilities can be found in Ammanford town centre, while the village itself provides a good selection of everyday services. Transport links are strong, with access to the M4 motorway via Junction 49 at Pont Abraham or Junction 45 at Ynysforan.





Accommodation:

Entrance Hall:

Stairs to first floor:

Lounge

4.75m x 3.51m (15'7" x 11'6")

Double glazed window to front, radiator, feature fireplace.





Kitchen

3.35m x 1.52m (11'0" x 5'0")

Double glazed window to rear, fitted with wall & base units, sink & draining board unit, plumbing for dishwasher, space for cooker. (Please note there is no radiator in this room).

Dining Room

4.42m x 3.3m (14'6"/12'11" x 10'10")

Double glazed window & door to side, radiator, feature fireplace.

Hallway

Double glazed window to side, door to:



Cloakroom

Double glazed window to rear, radiator, WC, pedestal wash hand basin, part tiled walls.

Study

3.63m x 3.1m (11'11" x 10'2")

Double glazed window to front, radiator,

First Floor Landing

Bedroom One

4.72m x 3.38m (15'6" x 11'1"/7'9")

Double glazed window to front, radiator.

Bedroom Two

4.32m x 2.62m (14'2" x 8'7"/7'6")

Double glazed window to rear, radiator.

Bedroom Three

3.05m x 2.41m (10'0" x 7'11")

Double glazed window to front, radiator.



Bedroom Four

2.72m x 2.08m (8'11" x 6'10")

Double glazed window to front, radiator.

Externally

Side pedestrian access to rear garden, storage shed housing plumbing for washing machine, steps up to rear garden mainly laid to lawn with gravelled area providing ample parking, additional storage shed.

Services

We are advised that mains services are connected.



Tenure

Freehold

Council Tax

Band D

Broadband Speed/Mobile Phone Coverage

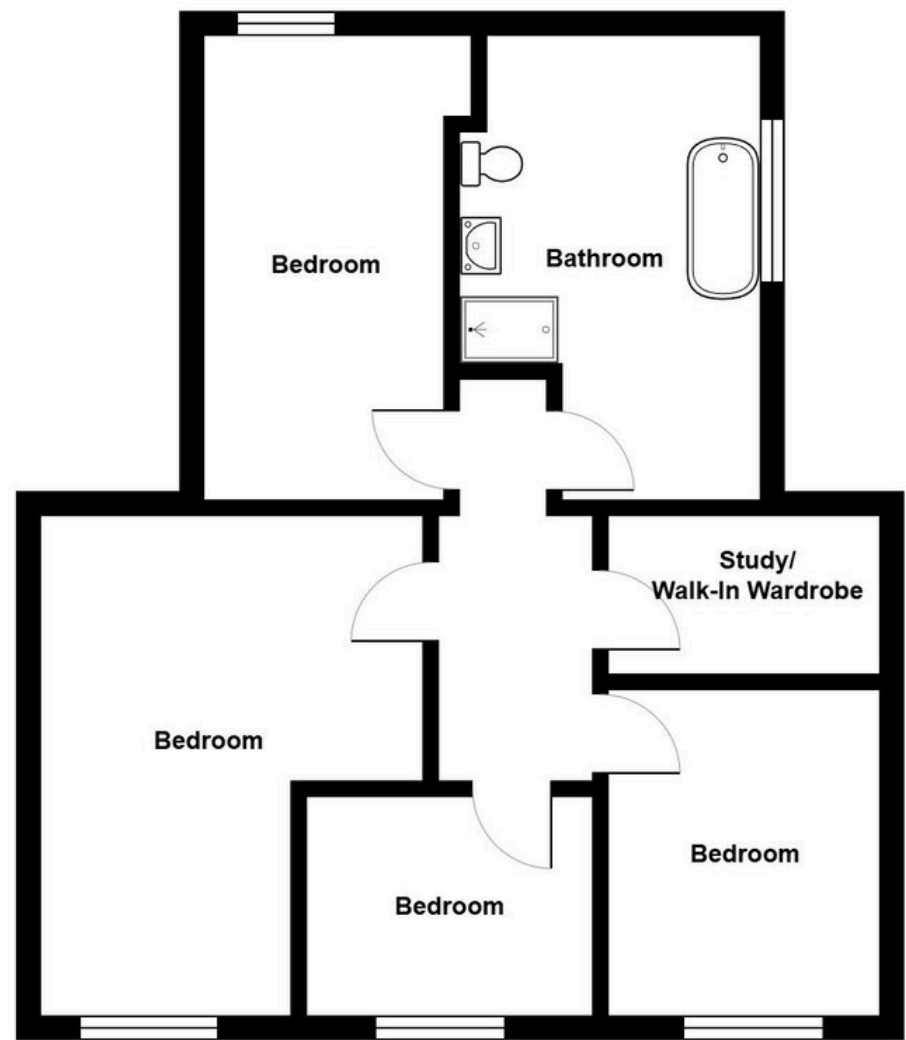
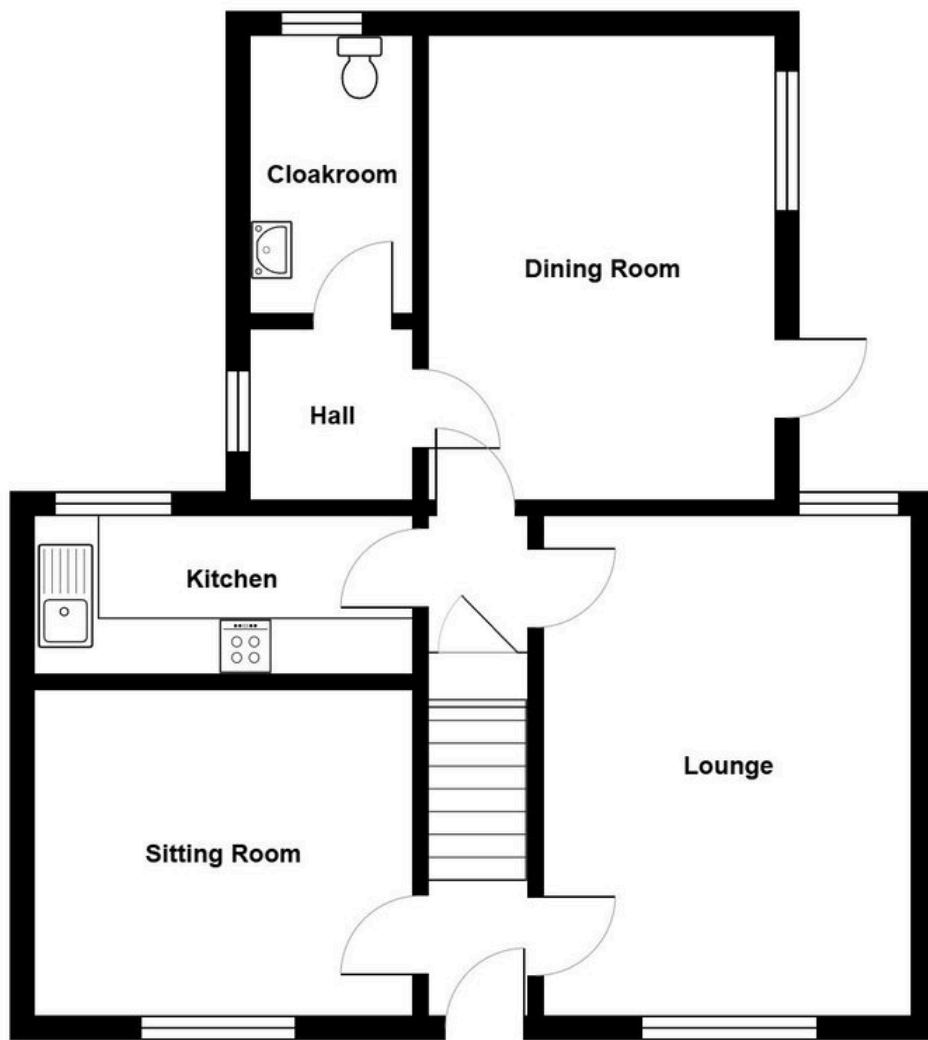
We are advised that super-fast broadband and mobile phone coverage are available in this area.



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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