



Maesyrendre, Garnant, Ammanford, SA18 2BW

Offers In Region Of £165,000



Calow Evans
Estate Agents

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Maesyrendre, Garnant, Ammanford, SA18 2BW

A well presented ex-local authority home situated in a quiet cul-de-sac location in the village of Garnant. The property offers two bedroom accommodation with a box room and benefits from a first floor bathroom, two reception rooms and a conservatory. There is mains gas fired central heating (with the exception of the conservatory and box room) and double glazing to the property. Externally a small frontage which offers potential for off road parking (stpp) and a good sized garden to the rear, well stocked with flowers and shrubs and ideal for keen gardeners.





Entrance Hallway:

Stairs to first floor.

Lounge:

4.44m x 3.56m (14'7"/11'2" x 11'8")

Two double glazed windows to front, feature fireplace with electric fire, laminate flooring, dado rail to half way, double panel radiator, opening to conservatory.

Sitting Room:

3.48m x 2.87m (11'5" x 9'5")

Double glazed window to front, laminate flooring, double panel radiator.





Kitchen:

4.09m x 3.15m (13'5" x 10'4")

Double glazed window to side, double glazed glass panel door to rear, fitted with a range of wall and base units, single bowl sink unit and draining board, electric hob and oven with extractor fan over, understairs storage cupboard, tiled floor, plumbing for washing machine, double panel radiator.

Conservatory:

3.66m x 2.84m (12'0" x 9'4")

Double glazed French doors and double glazed windows to rear, laminate flooring.

First Floor Landing:

Double glazed window to rear.



Bedroom One:

4.44m x 3.66m (14'7" x 12'0")

Double glazed windows to front and rear, cupboard housing gas boiler providing domestic hot water and central heating (with the exception of the conservatory and box room), laminate flooring, entrance to loft, double panel radiator.

Bedroom Two:

3.48m x 2.9m (11'5" x 9'6")

Double glazed window to front, laminate flooring, built in cupboard, double panel radiator.

Box Room:

1.4m x 0.84m (4'7" x 2'9")



Bathroom;

3.15m x 2.06m (10'4" x 6'9")

Double glazed obscure window to rear, suite comprises panelled bath, combined WC and wash hand basin in vanity unit, corner shower enclosure, walls tiled to ceiling, downlighters, laminate flooring, single panel radiator.

Externally:

An enclosed frontage that offers potential for off road parking (stpp), side pedestrian access to a good sized well kept garden with various flowers and shrubs, gravelled seating area, outside tap and storage sheds.

Services:

We are advised all mains services are



Tenure:

Freehold.

Council Tax:

B.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

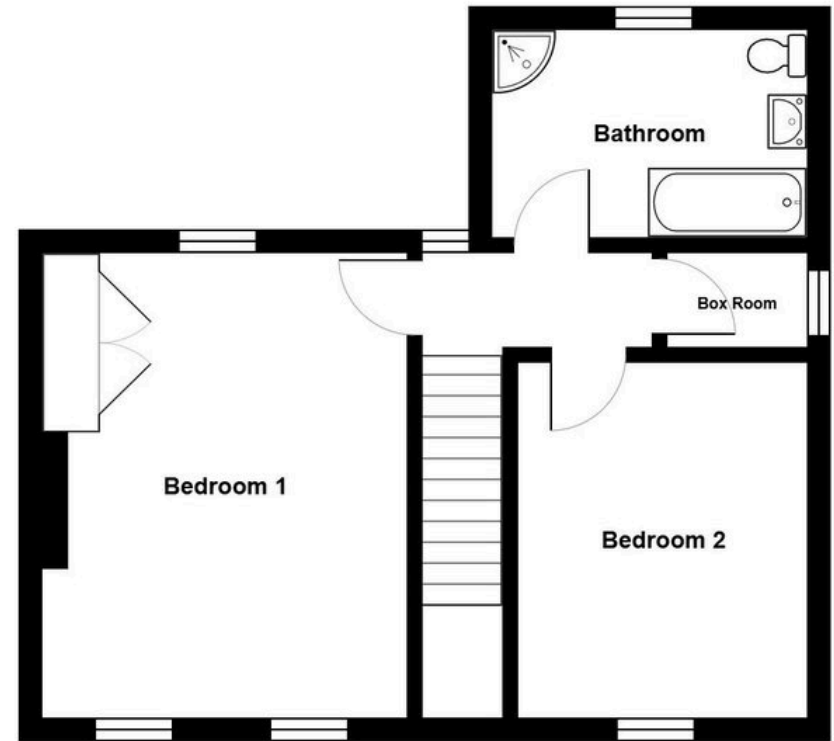
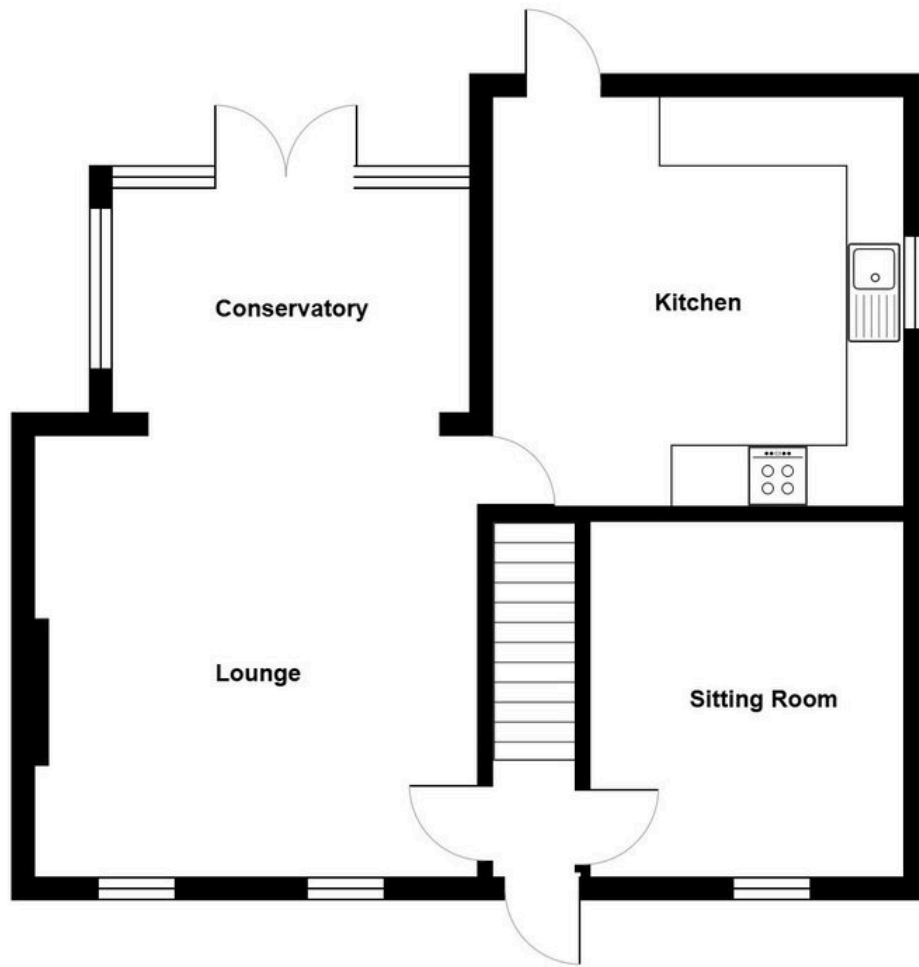
Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Turn left at the next junction in Pontamman and proceed through the village of Glanamman and Garnant. On reaching The Raven Inn turn left before onto Station Road and proceed down the hill over the railway crossing passing Ysgol Y Bedol. Continue on this road taking the second right hand turning onto Maes Yr Hendre and follow the road around the right hand bend. Take the first right hand turning whereby the property will be located in the cul-de-sac ahead.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be





All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128