



**101 Cwmamman Road, Garnant, Ammanford, SA18 1ND**

**Offers in the region of £249,950**

NO ONWARD CHAIN. A semi detached house set within the village of Garnant close to local amenities and within approximately 4 miles of Ammanford town centre with its wider range of shopping and transport facilities. Accommodation comprises porch, entrance hall, lounge, sitting room, kitchen, downstairs shower room, utility room, 4 bedrooms one with ensuite and upstairs WC. The property benefits from uPVC double glazing, off road parking, enclosed rear garden and a garage.

## Ground Floor

### Entrance hall

with stairs to first floor, radiator, textured and coved ceiling and under the stairs cupboard

### Lounge

12'5" x 10'3" (3.80 x 3.14 )



with electric fireplace, radiator, textured and coved ceiling, alcove shelving and uPVC double glazed door to rear

### Sitting Room

10'6" x 13'4" (3.21 x 4.07)



with radiator, textured and coved ceiling and uPVC double glazed window to front

### Kitchen

13'9" x 10'9" (4.21 x 3.28 )



with base and wall units, display cabinets, one and a half stainless steel sink unit with monobloc taps, 4 ring electric hob with extract fan over and oven under, integrated automatic dish washer, partly tiled walls, radiator, coved ceiling and uPVC double glazed window to side

## Utility

8'4" x 5'2" (2.55 x 1.59 )



with hatch to roof space, radiator, coved ceiling, wall mounted glass boiler providing domestic hot water and central heating and uPVC double glazed window to rear

## Downstairs Shower room

7'11" x 7'6" (2.43 x 2.30 )



with low level flush, vanity wash hand basin, down lights, walk in shower, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side

## First floor

### Landing

with hatch to roof space, textured and coved ceiling

### Bedroom 1

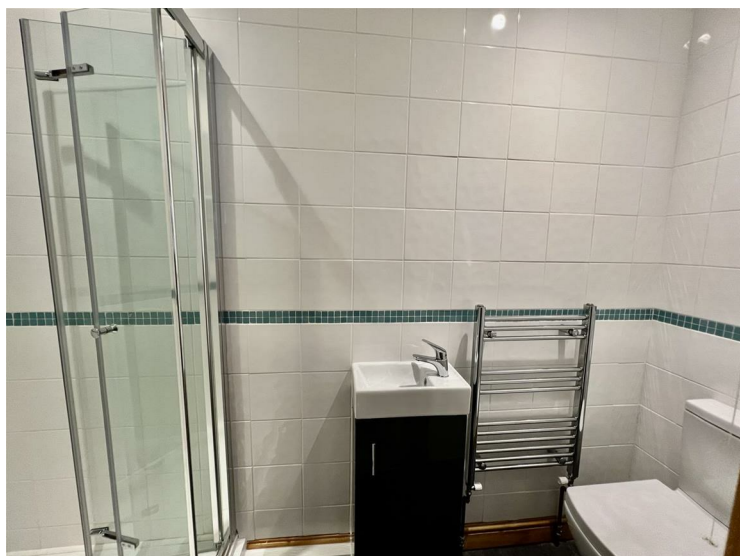
12'4" x 7'6" inc 8'6" (3.77 x 2.29 inc 2.61 )



with radiator, coved ceiling, built in cupboard and uPVC double glazed window to side

### En suite

8'9" x 2'11" (2.68 x 0.89)



with low level flush WC, vanity wash hand basin, shower cubicle, tiled floor, tiled walls, heated towel rail and coved ceiling

### Bedroom 2

12'11" x 11'10" (3.94 x 3.63 )



with radiator, coved ceiling and uPVC double glazed window to front

### Bedroom 3

11'0" x 11'9" (3.36 x 3.60)



with radiator, textured ceiling and uPVC double glazed window to rear

### Bedroom 4

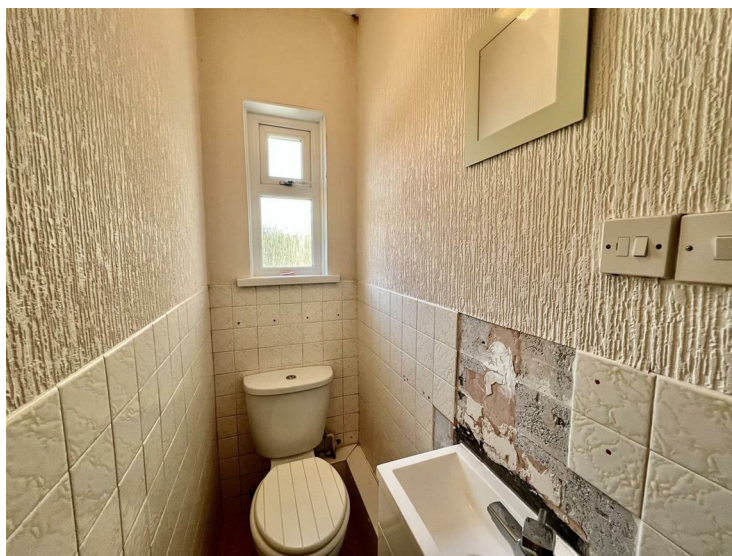
8'10" x 5'8" (2.71 x 1.73 )



with radiator, and uPVC double glazed window to front

### WC

2'5" x 4'10" (0.74 x 1.48 )



with low level flush WC, vanity wash hand

basin, partly tiled walls and uPVC double glazed window to side

and the property can be found on the right hand side, identified by our For Sale board.

## Outside



with off road parking side, paved patio area, garage, lawned garden and mature shrubs to rear

## Garage

18'5" x 9'10" (5.63 x 3.01 )

with up and over door and windows to rear and side

## Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: Right of way access to the rear for house number 99

Restrictions:

## Council tax

Band B

## NOTE

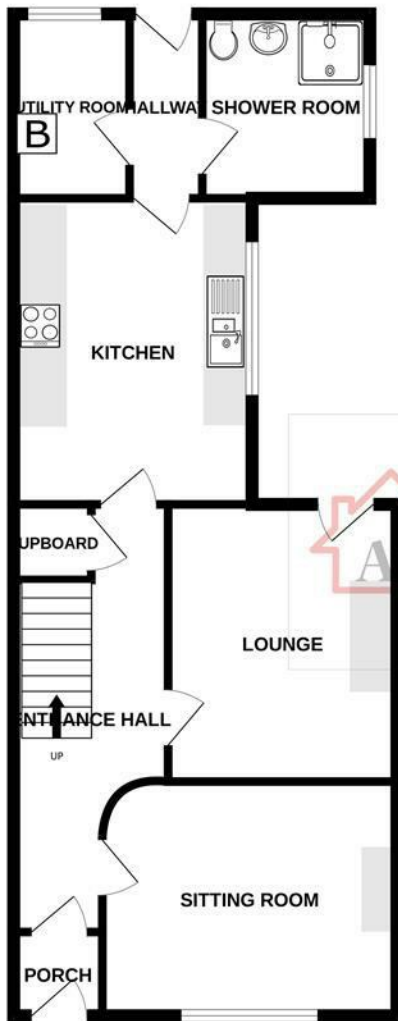
All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately four miles into Garnant straight over the mini roundabout

GROUND FLOOR  
679 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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