



Cwmamman Road, Garnant, Ammanford, SA18

Offers In Region Of £127,500



Calow Evans
Estate Agents

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Cwmamman Road, Garnant, Ammanford, SA18

IDEAL INVESTMENT OPPORTUNITY .

A two bedroom end of terraced cottage offering good sized accommodation situated in the village of Garnant. The property benefits from integrated appliances in the kitchen, gas fired central heating, double glazing and a good sized rear garden with views.

Conveniently situated to all the leisure amenities in the village such as the riverside walks and cycle parks, children's playground and recreational park and the village boasts an 18 hole golf course and modern primary school. The main shopping facilities are located at Ammanford town centre.





Lounge/Dining Room:

6.22m x 4.04m (20'5" x 12'4"/13'3")

Approached via a double glazed glass panel door, double glazed bay window to front, feature stone fireplace with wooden mantle, wall light connections, stairs to first floor, understairs storage cupboard, two double panel radiators.

Kitchen/Breakfast Room:

4.17m x 4.11m (13'8" x 8'2"/13'6")

Double glazed window and double glazed French doors to rear, fitted with a range of wall and base units, belfast sink unit, gas hob with five gas burners, electric oven and extractor fan over, part tiled walls, plumbing for washing machine, integrated fridge/freezer and dishwasher, downlighters, ceramic tiled floor, walk-in pantry with double glazed window to side and shelving, ceramic tiled floor.



First Floor Landing:

Entrance to loft.



Bedroom One:

4.14m x 3.51m (13'7" x 11'6" to wardrobes)

Double glazed window to rear with views, entrance to loft, fitted wardrobes, double panel radiator.

Bedroom Two:

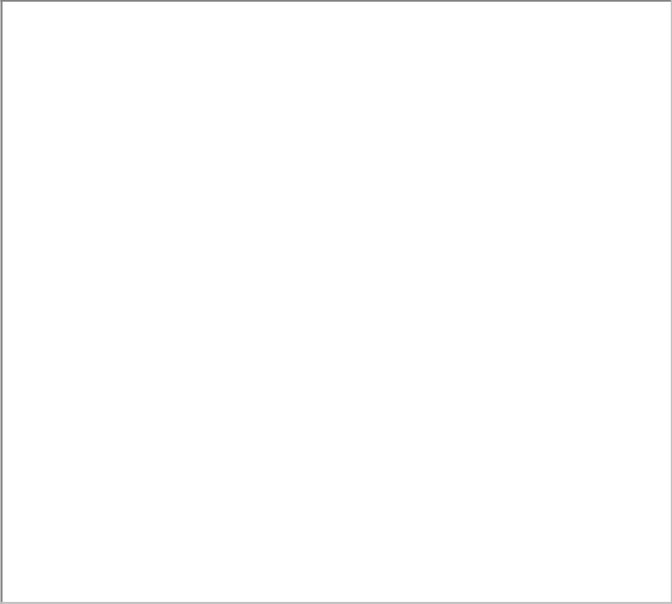
4.09m x 3.35m (13'5" x 11'0")

Currently used as a first floor sitting room. Double glazed window to front, recess with shelving, feature part exposed stone wall, double panel radiator.

Bathroom:

2.74m x 2.11m (9'0" x 6'11")

Double glazed window to side, suite comprises



Externally:

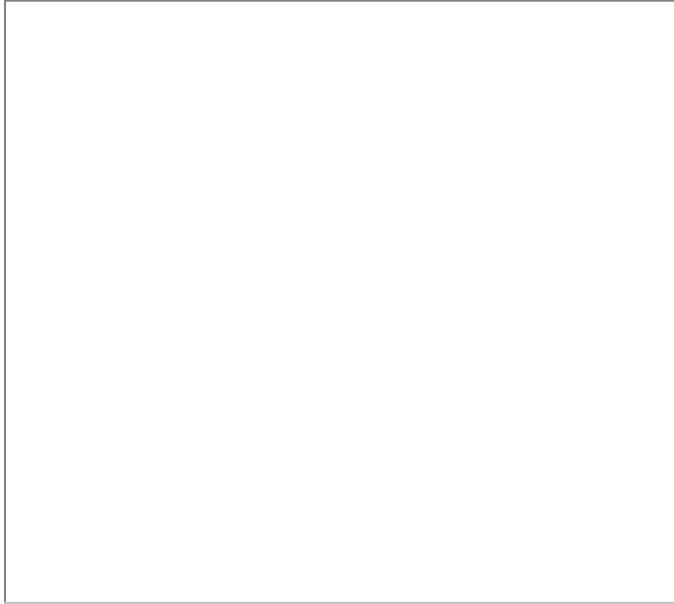
Steps down to front door. An enclosed rear garden with paved patio, steps down to a lower level garden laid to lawn and garden shed, views to the rear.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.



Council Tax:

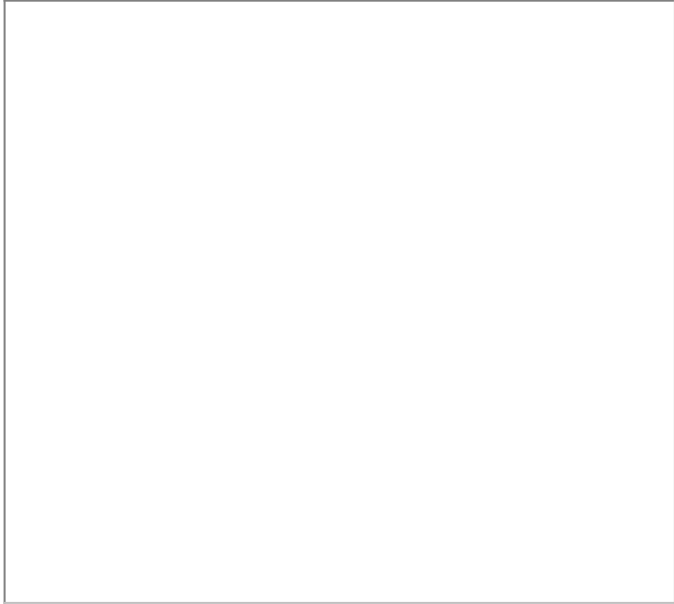
A.

Broadband/Mobile Phone Coverage:

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

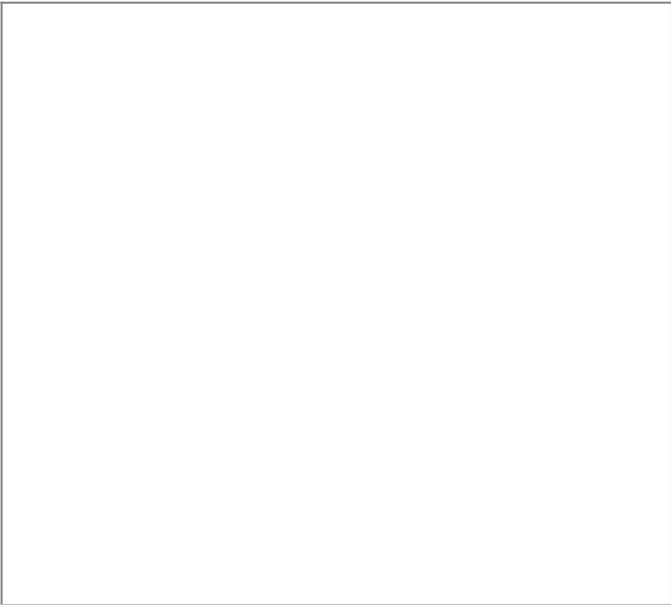
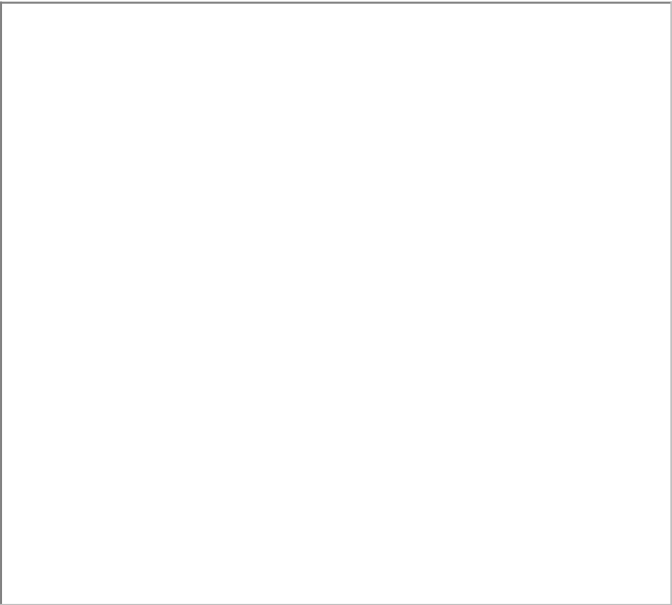
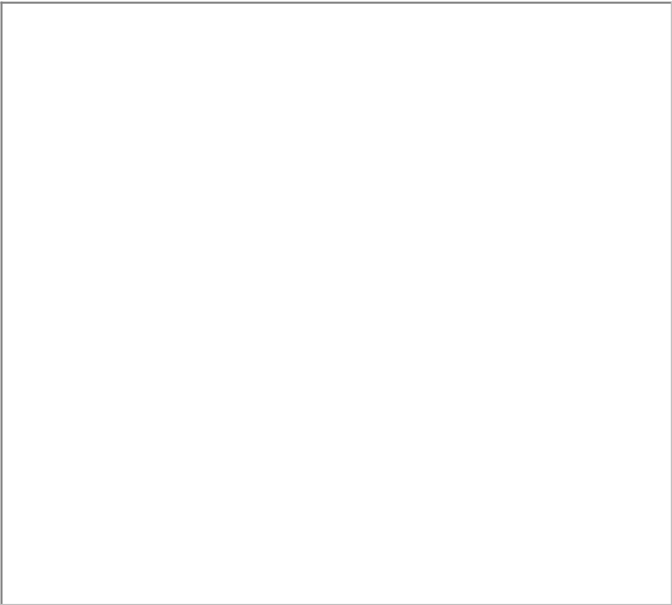
Directions:

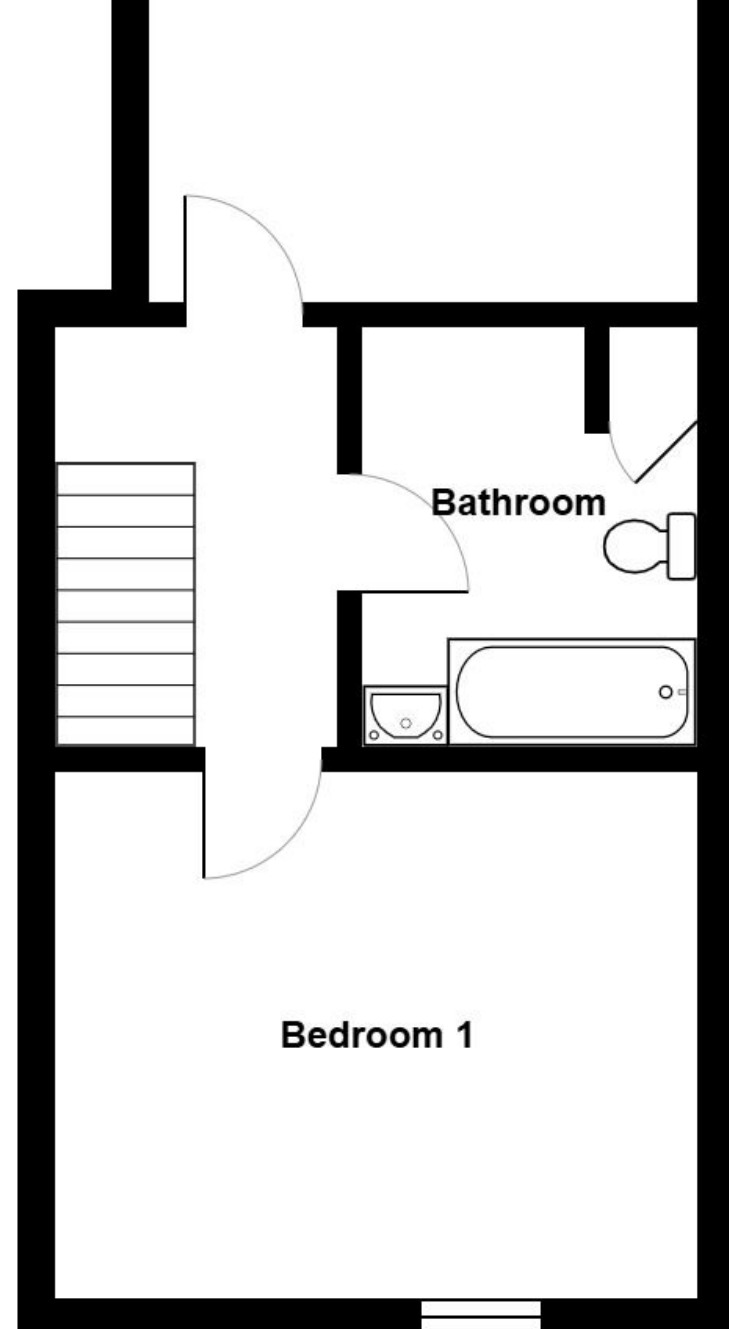
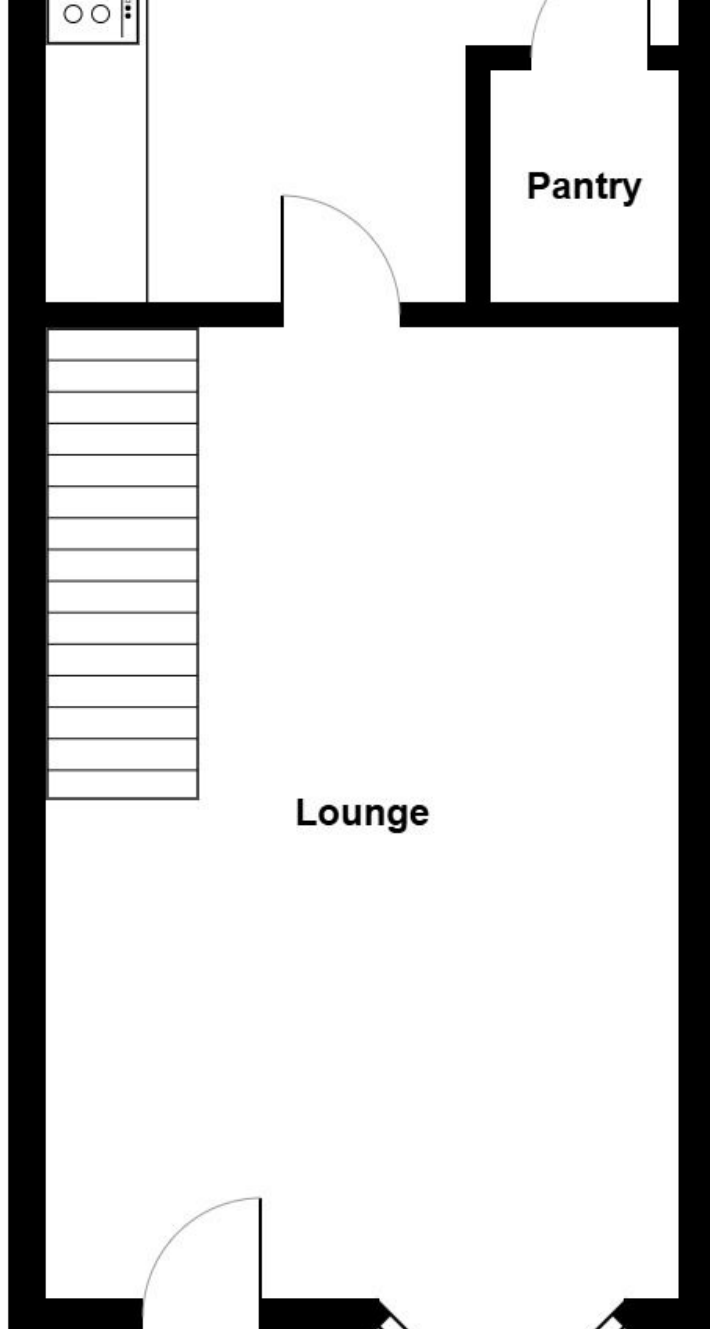
From our office, proceed along College Street, turning left on the traffic lights signposted Glanamman. Proceed through the villages of Glanamman & Garnant, on reaching the Half Moon Inn, the property will be located opposite on the left hand side..



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.





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128