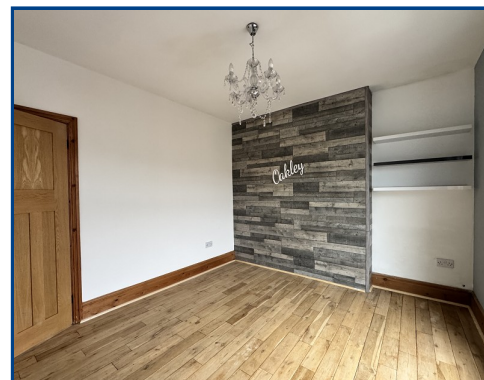
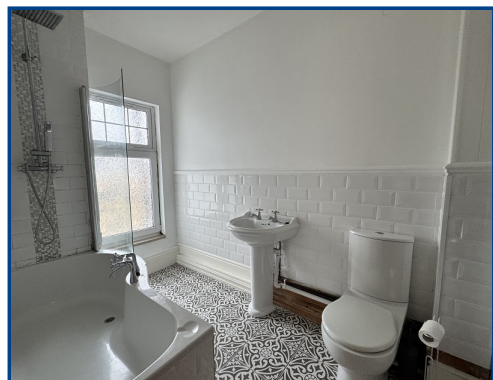
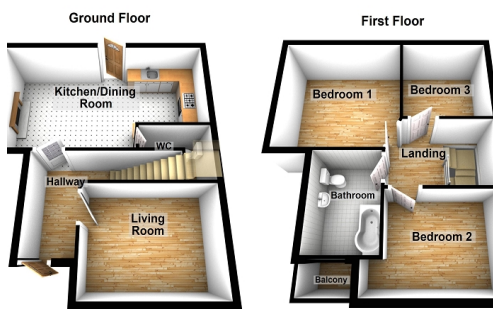
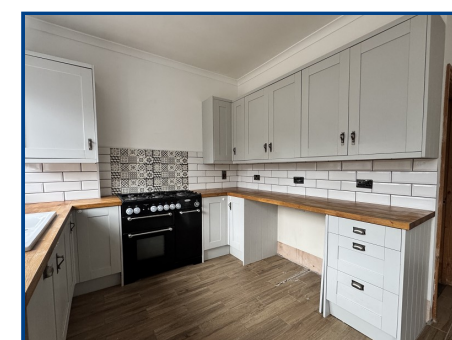




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**5 Dynevor Road
Garnant
Ammanford
Carmarthenshire
SA18 1NP**

Price **£230,000**



- Three bedroom detached house
- Living room
- Kitchen/ dining room
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Garden room
- NO FORWARD CHAIN

General Description

We have the pleasure in offering for sale this three bedroom detached property situated in the village of Garnant close to local amenities such as shops, primary school, surgery, local hospital. Ammanford town centre is approximately 4 miles away with further amenities.

EPC Rating: D60

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Dynevor Road, Garnant, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached property situated in the village of Garnant close to local amenities such as shops, primary school, surgery, local hospital. Ammanford town centre is approximately 4 miles away with further amenities including secondary school, shops, banking, public houses, restaurants, railway station, bus station and M4 junction at Pont Abraham a further 7 miles away.

The accommodation briefly comprises hallway, living room, kitchen/ diner, WC, landing, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating and rear garden with a garden room.

Upvc glazed door to

Hallway

Radiator, coved ceiling, hard wired smoke alarm, tiled floor, stairs to first floor.

Living Room (12' 5" Max x 10' 8") or (3.79m Max x 3.24m)

Upvc glazed window to front, radiator, coved ceiling, wooden flooring, telephone point.

Kitchen/ dining room (21' 5" Max x 12' 10" Max) or (6.52m Max x 3.90m Max)

Upvc glazed door to rear, upvc glazed windows to front and rear, radiator, coved ceiling, tiled flooring, fitted wall and base units, work surface, tiled splash back, Blanco sink unit with mixer tap, integrated dishwasher, plumbing for automatic washing machine, five hob Rangemaster oven point, feature fireplace with wooden mantle and slate hearth, extractor fan, Worcester gas fired boiler controlling domestic hot water and central heating.

W.C. (8' 11" Max x 6' 3" Max) or (2.71m Max x 1.90m Max)

Upvc glazed window to side, radiator, tiled floor, sink top close coupled WC.

Landing

Upvc glazed window to side, hard wired smoke alarm, hatch to roof space.

Bedroom 3 (10' 10" Max x 10' 0") or (3.29m Max x 3.04m)

Upvc glazed window to rear, radiator, wooden flooring.

Dynevor Road, Garnant, Ammanford, Carmarthenshire.

Bedroom 1 (13' 5" x 10' 10" Max) or (4.08m x 3.29m Max)

Upvc glazed windows to front and rear, radiator, wooden flooring.

Bathroom (10' 1" Max x 5' 10") or (3.07m Max x 1.77m)

Upvc glazed window to front allowing access to balcony, towel radiator, tiled floor, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over, extractor fan.

Bedroom 2 (13' 0" Max x 11' 0" Max) or (3.95m Max x 3.35m Max)

Upvc glazed window to front, radiator, wooden flooring.

Outside

Steps up to front door.
Patio seating area to rear with steps up to lawned area.

Garden room

Wooden doors to front, upvc glazed door to rear, upvc glazed window to rear, electricity, bar unit.

Broadband and Mobile phone

There is Ultrafast Broadband available in the area.
There is mobile phone coverage in the area.

Agents Note

According to Natural Resources Wales, there is a risk between 1% and 3.3% chance of flooding from surface water and small watercourses, but there is no known history of flooding at the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the village of Glanamman and on entering the village of Garnant take the second exit on the mini roundabout onto Dynevor Road. Turn left onto Dynevor Road where the property can be found on the right hand side.

