



Cwmmamman Road, Garnant, Ammanford, SA18

Offers In Region Of £115,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Cwmmamman Road, Garnant, Ammanford, SA18

An ideal property for the first time buyer or investor. A two bedroom mid terraced property situated in the village of Garnant. The property benefits from gas fired central heating (with the exception of the bathroom), double glazing and first floor bathroom. An open-plan kitchen/diner enjoys French doors opening out to the rear garden. Externally an enclosed garden laid to lawn.

The village of Garnant offers an excellent range of leisure facilities, including riverside walks and cycle paths, recreational grounds, and children's play areas. The village further benefits from a modern primary school and an 18-hole golf course. The main shopping facilities are located in Ammanford town centre; however, Garnant itself provides a wide range of everyday amenities, including a doctor's surgery, chemist, mini supermarket, Co-op store, takeaways, and more.





Entrance Hallway:

Stairs to first floor.

Lounge:

4.01m x 3.2m (13'2" x 10'6" plus recess)

Double glazed window to front, feature fireplace with wooden surround, cupboard housing gas boiler providing domestic hot water and central heating (with the exception of the bathroom), double panel radiator.

Kitchen:

3.05m x 2.72m (10'0" x 8'11")

Two steps down, fitted with a range of wall and base units, electric hob and oven, single bowl sink unit and draining board, ceramic tiled floor, double panel radiator, two steps up to under-stairs storage cupboard, open-plan to dining area.





Dining Area:

2.92m x 2.79m (9'7" x 9'2")

Double glazed French doors to rear, ceramic tiled floor, part tongue and groove to walls.

First Floor Landing:

Two steps up to bedroom accommodation.

Bedroom One:

4.06m x 2.36m (13'4" x 7'11"/7'9")

Double glazed window to front, entrance to loft, double panel radiator.

Bedroom Two:

3.33m x 2.69m (10'11"/9'11" x 8'10")

Double glazed window to front, built in wardrobes, double panel radiator.

Bathroom:

Steps down to bathroom, skylight window, suite comprises panelled bath, corner shower enclosure, WC, pedestal wash hand basin, built in cupboard, part tiled walls.

Externally:

A small frontage. Garden to rear mainly laid to lawn, two storage sheds.

Services:

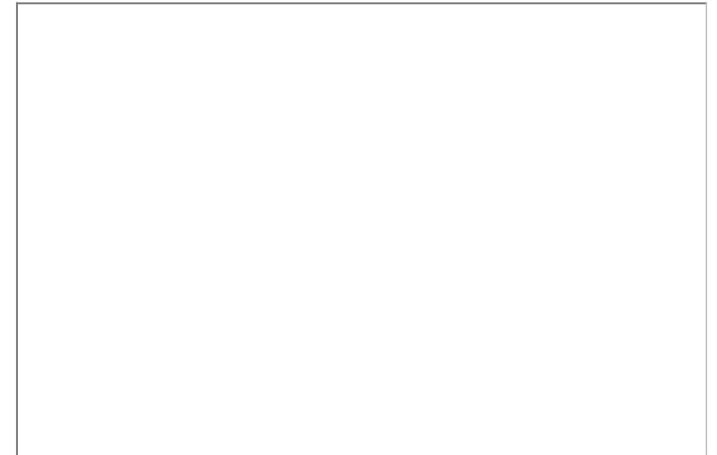
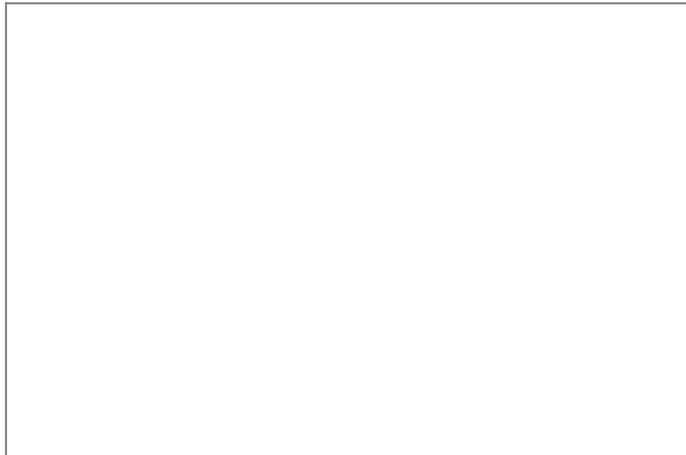
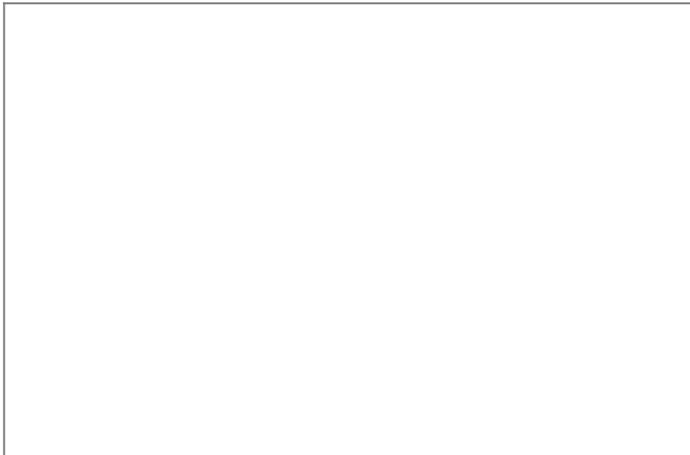
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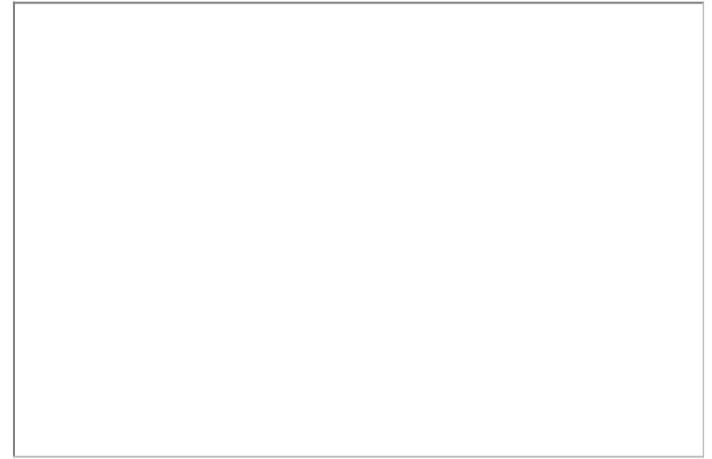
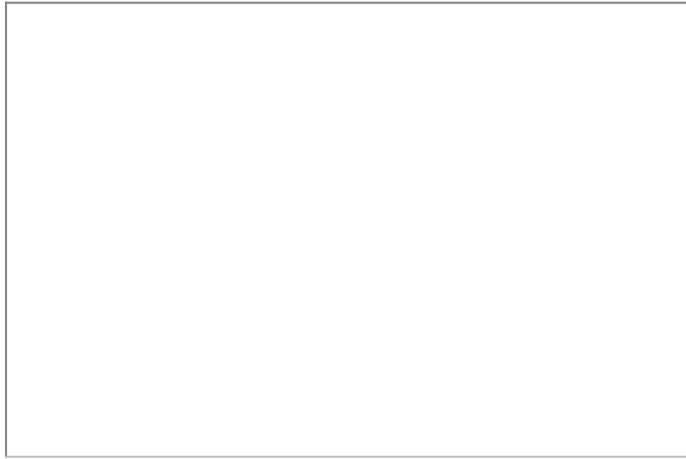
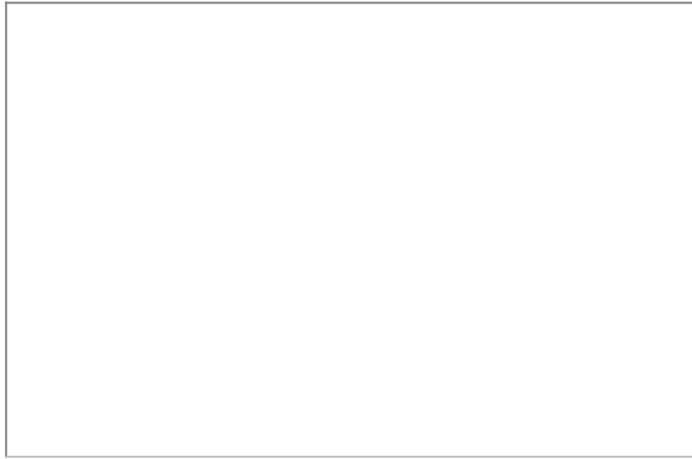
Tenure:

Freehold.

Council Tax:

A.





Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the 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.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128