



Cwmamman Road, Garnant, Ammanford, SA18 1NF

Offers In Region Of £425,000



Calow Evans
Estate Agents

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Cwmamman Road, Garnant, Ammanford, SA18 1NF

A beautifully refurbished family home that has been lovingly restored to an exceptional standard, effortlessly blending character and stylish modern living. Every room has been thoughtfully updated with quality finishes and attention to detail creating a warm and inviting atmosphere throughout. Offering four bedrooms, spacious and versatile accommodation, this stunning home is perfect for family life and ready to move straight into and enjoy.

The village of Garnant offers excellent leisure facilities to include riverside walks and cycle paths, recreational grounds, parks and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre however the village offers a good range of amenities. Access to the M4 motorway is via junction 49 at Pont Abraham or junction 45 at Ynysforan.





Entrance Hallway:

Stairs to first floor, Herringbone style wood flooring, single panel radiator.

Cloakroom:

Double glazed obscure window to rear, WC, wash hand basin in vanity unit, single panel radiator.

Lounge:

5.44m x 4.29m (17'10" x 14'1" to alcove)

Double glazed window to front, wall light connections, double panel radiator.





Sitting Room:

3.94m x 3.33m (12'11" x 10'11" to alcove)

Double glazed window to front, Herringbone style wood flooring, feature fireplace, double panel radiator.

Kitchen:

3.94m x 2.97m (12'11" x 8'1"/9'9")

Double glazed window and double glazed glass top stable style door to rear, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, integrated dishwasher, plumbing for washing machine, halogen hob, glass splashback, electric oven and extractor fan over, downlighters, laminate flooring, double panel radiator.

Study:**First Floor Landing:**

Feature stained glass window to rear, downlighters, entrance to loft, double panel radiator.

Bedroom One:

4.55m x 4.29m (14'11" x 14'1")

Double glazed window to front, pillared wall, double panel radiator.

Bedroom Two:

4.32m x 3m (14'2" x 9'10")

Double glazed window to rear, double panel radiator.

**Bedroom Three:**

3.91m x 3.28m (12'10" x 10'9")

Double glazed window to front, fitted sliding mirror wardrobes and housing the gas boiler providing domestic hot water and central heating, single panel radiator.

Bedroom Four:

2.57m x 2.01m (8'5" x 6'7")

Double glazed window to front, single panel radiator.

Bathroom:

3.25m x 2.97m (10'8" x 9'9")

Double glazed obscure window to rear, suite comprises double ended free standing bath and free standing tap and shower, WC, wash



Externally:

A gated entrance to a paved driveway providing ample secure parking, low maintenance frontage with raised flower beds, double garage with electric remote roller door, low maintenance rear garden paved for low maintenance.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Broadband/Mobile Phone Coverage:

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

Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street, proceed to the next junction in Pontamman and turn left. Proceed through the village of Glanamman and Garnant passing the Raven Inn located on the left hand side. Continue on this road whereby the property will be located on the left hand side as identified by our for sale board.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room



**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128