



Ceidrim Road, Garnant, Ammanford, SA18 1LP.

Offers In Region Of £230,000



**Calow Evans**  
Estate Agents

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## Ceidrim Road, Garnant, Ammanford, SA18 1LP.

An exceptional Victorian property boasting high ceilings and striking bay windows that bathe the living space in natural light. This family home offers three bedroom accommodation, two reception rooms, first floor bathroom and outside WC and has the benefit of mains gas fired central heating and double glazing. Externally the rear garden is fully enclosed and thoughtfully screened from passers-by, ideal for entertaining or simply unwinding outdoors. Further enhancing the property's appeal is the benefit of a garage and adjoining workshop offering excellent versatility for storage, hobbies, DIY projects or secure parking.

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.





## Open Porch:

Original Victorian porch tiling.

## Entrance Hallway:

Herringbone style flooring, stairs to first floor with understairs storage cupboard, radiator with radiator cover.

## Lounge:

4.17m x 3.12m (13'8" x 10'3")

Double glazed windows to rear and side, Herringbone style flooring, fireplace and feature wood wall panelling, built in cupboard with shelving above, picture rail, double panel radiator.





### **Sitting Room:**

3.63m x 3.53m (11'11" x 11'7" to bay)

Double glazed bay window to front, Herringbone style flooring, picture rail, single panel radiator.

### **Kitchen/Dining Room:**

7.11m x 2.51m (23'4"/20'0" x 8'3")

Double glazed windows to rear and side, double glazed glass panel door to rear porch, Herringbone style flooring, fitted with a range of wall and base units, integrated fridge/freezer, dishwasher and washing machine (please note the seller will provide the doors on the integrated appliances if required), electric hob and oven with extractor fan above, downlighters, part tiled walls, single panel radiator.



### **First Floor Landing:**

Split landing, feature wood panelling to walls, radiator with cover, built in double cupboards.

### **Bedroom One:**

3.56m x 3.35m (11'8" to bay x 11'0" angled)

Double glazed bay window to front, feature alcoves with shelving, feature wood panelling to bedside wall, single panel radiator.

### **En-Suite:**

2.69m x 1.35m (8'10" x 4'5" angled)

Double glazed obscure window to front, Macerator WC, pedestal wash hand basin, shower enclosure with tiled splashback, tiled floor, heated towel rail.



### **Bedroom Two:**

4.14m x 3.12m (13'7" x 10'3")

Double glazed windows to rear and side, double panel radiator.

### **Bedroom Three:**

4.19m x 2.79m (13'9" x 7'10"/9'2")

Double glazed window to rear and side, entrance to loft, single panel radiator.

### **Bathroom:**

1.65m x 1.6m (5'5" x 5'3")

Double glazed obscure window to side, suite comprises panelled bath, WC, counter top wash hand basin, part tiled walls, heated towel rail.



## Externally:

A small enclosed frontage, side gated entrance to an enclosed rear garden, patio area, lawned garden with stepping stones to the rear **GARAGE 10'9" X 19'6"** & **WORKSHOP 10'6" X 6'0"**, outside WC, boiler room housing gas boiler providing domestic hot water and central heating.

## Services:

We are advised all mains services are connected.

## Tenure:

Freehold.



## Council Tax:

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## Broadband/Mobile Phone Coverage:

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

## Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue until reaching the next junction in Pontamman and turn left. Proceed through the village of Glanamman onto Garnant. On reaching The Half Moon turn right immediately before and proceed up the hill whereby the property will be located on the corner 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 dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





**Address**

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**Office Contact**

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