



For Sale/For Rent  
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Cwmamman Road, Garnant, Ammanford, SA18

Offers In Region Of £130,000



Calow Evans  
Estate Agents

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## Cwmamman Road, Garnant, Ammanford, SA18

A deceptively spacious mid terraced property featuring a unique and versatile layout that maximises the available space. The property offers three bedroom accommodation and benefits from mains gas fired central heating and double glazing. Externally a good sized rear garden enjoying mountain views.

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 Vestibule:

Laminate flooring.

## Lounge:

4.47m x 3.45m (14'8" x 7'1"/11'4")

Double glazed window to front, laminate flooring, double panel radiator.

## Dining Room:

4.32m x 3.18m (14'2" angled x 10'3"/10'5")

Stairs to first floor, understairs storage cupboard, double panel radiator.





**Kitchen:**

3.38m x 2.84m (11'1" x 9'4")

Double glazed window and double glazed glass panel door to rear, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, cooker space with extractor fan over, wall mounted gas boiler providing domestic hot water and central heating, double panel radiator.

**Bathroom:**

4.27m x 1.65m (14'0" x 5'5")

Suite comprises panelled bath with shower over, WC, wash hand basin in vanity unit, part tiled walls, single panel radiator.

**First Floor Landing:**

Bifurcated staircase, entrance to loft.

**Bedroom One:**

4.01m x 2.57m (13'2"/12'4" x 8'5")

Double glazed window to front, double panel radiator.

**Bedroom Two:**

5.46m x 2.44m (17'11"/14'2" x 8'0")

Double glazed window to side, double panel radiator.

**Bedroom Three:**

3.56m x 2.51m (11'8" x 8'3")

Double glazed window to rear, double panel radiator.

**Externally:**

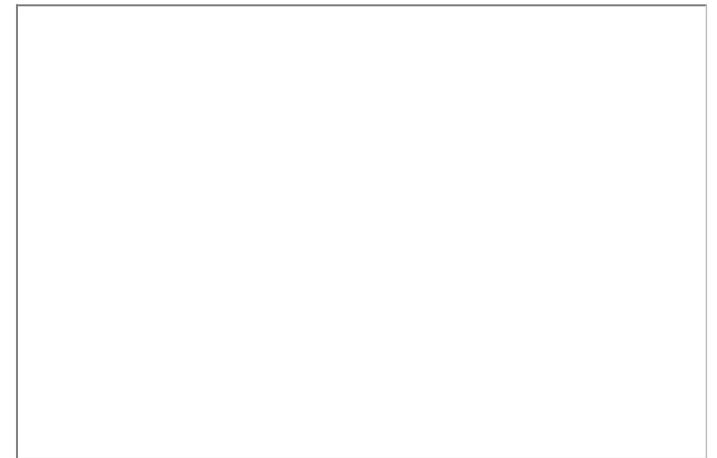
Rear garden mainly laid to lawn with patio area and garden shed, views. Please note the neighbouring property benefits from pedestrian right of way across the back garden.

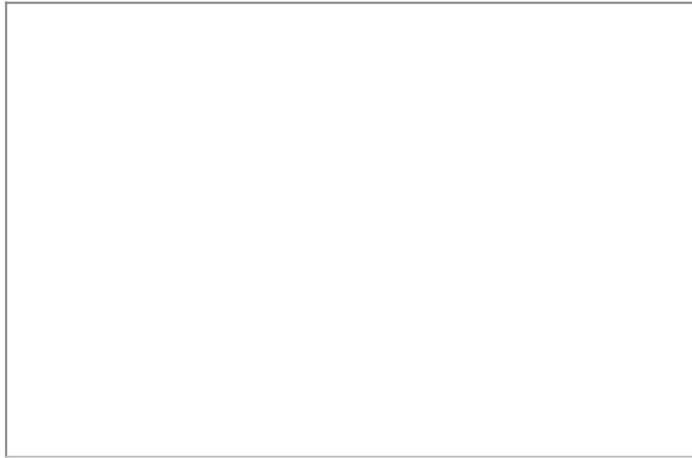
**Services:**

We are advised all mains services are connected.

**Tenure:**

Freehold.





**Council Tax:**

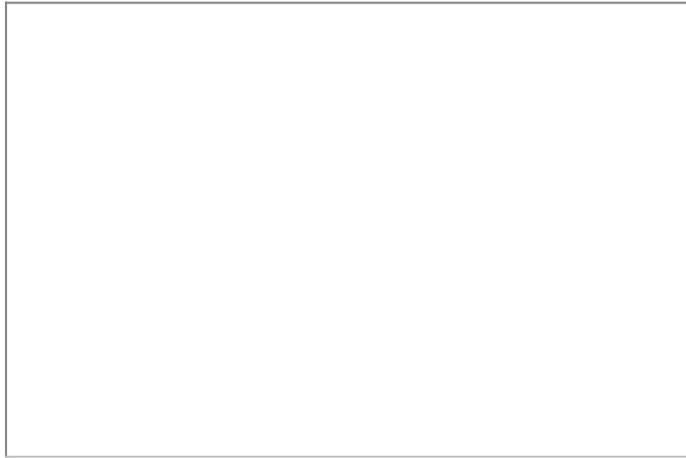
B.

**Broadband/Mobile Phone Coverage:**

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

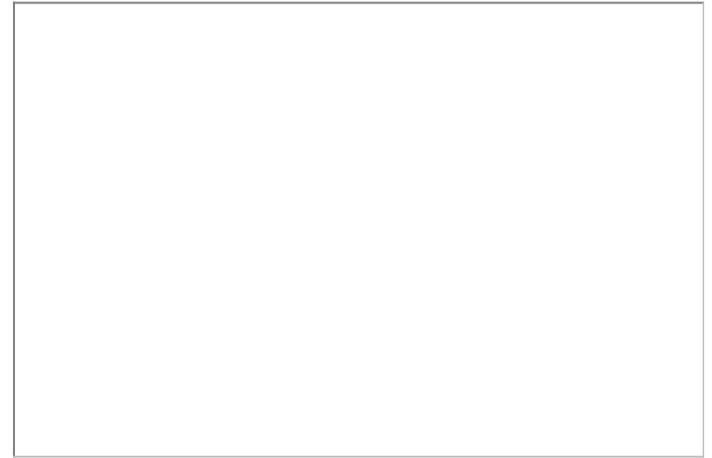
**Directions:**

From our office in Ammanford proceed to the traffic lights bearing left onto High Street, 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 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