



House - Semi-Detached (EPC Rating: D) Freehold

**FOLLAND ROAD, GARNANT, AMMANFORD,  
SA18 2BP**

Reduced To

**£144,995**

# 3 Bedroom House - Semi-Detached located in Ammanford

We have pleasure in offering For Sale this Double Fronted Semi Detached House located within the small village of Garnant offering local amenities, mini supermarket, pharmacy, public house and primary school, with further shopping facilities located in Ammanford Town Centre. The accommodation comprises, entrance hall, lounge, sitting room, kitchen, utility room on the ground floor with 3 bedrooms and bathroom located on the first floor. Externally there is a lawned area with driveway at the front and enclosed level rear garden. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - D57. Ideal Opportunity for First Time Buyers or Investors.

## Ground Floor

With front entrance door leading into...

### Entrance Hall

With stairs to first floor and doors leading to....

### Lounge

4.2 x 3.6 (13'9" x 11'9")

With radiator, feature fireplace with wooden mantle and electric fire inset, alcove cupboards and windows to front and side of the property.

### Sitting Room

3.4 x 3.4 (11'1" x 11'1")

With radiator, feature fireplace inset electric fire, and window to the front of the property.

### Kitchen

2.4 x 4.8 (7'10" x 15'8")

With a range of base and wall units, display cabinets, space for washing machine, hob with extractor above and oven below, part tiled walls, radiator, window and door to the rear of the property.

### Utility Room

1.6 x 2.6 (5'2" x 8'6")

With space for tall fridge and freezer and window to the rear of the property.

## First Floor

Landing area

### Bedroom 1

4.2 x 3.4 (13'9" x 11'1")

With radiator and window to the front of the property.

### Bedroom 2

2.8 x 3.8 (9'2" x 12'5")

With radiator and two windows to the front of the property.

### Bedroom 3

3.0 x 3.0 (9'10" x 9'10")

With radiator, cupboard housing gas boiler providing domestic hot water and central heating and window to the rear of the property.

### Bathroom

2.0 x 3.2 (6'6" x 10'5")

With low level flush WC, vanity unit with inset wash hand basin, "P" shaped bath with central taps, electric shower and glass screen, extractor fan, radiator, fully tiled walls and window to the rear of the property.

### External

Front: With level lawn and side driveway

Rear: With level enclosed garden mainly laid to lawn with two out buildings and outside WC. EV Home Vehicle charger.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

- Band B

### TENURE

Freehold

### NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.



### VIEWINGS

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

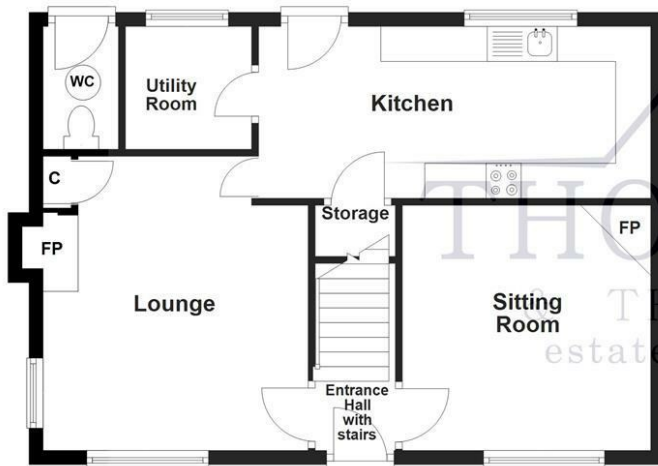
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### Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 4 miles into the village of Garnant, turn left just before the mini roundabout and continue on the road and the property and the property can be found on the left hand side identified by our for sale board.



Ground Floor



First Floor

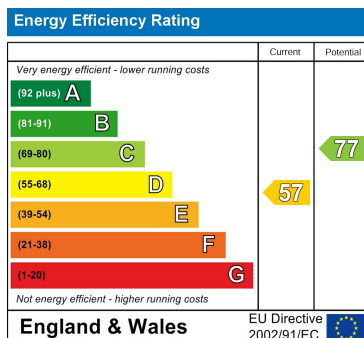


Total area: approx. 106.0 sq. metres (1141.3 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.