House - Detached (EPC Rating: E) Freehold

TIR SYR WALTER, GARNANT, AMMANFORD, SA18 1JW

Offers In The Region Of

£390,000

THOMAS & THOMAS estate agents

5 3 3 E

5 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Spacious Detached House in a semi rural location offering peace and quiet living. The property is on the outskirts of the village of Garnant offering local amenities of primary school, pharmacy, mini supermarket, public house and golf course with further amenities located in Ammanford Town Centre just over 3 miles away. The accommodation comprises, entrance porch, hallway, two reception rooms, kitchen, utility room and conservatory on the ground floor with 5 double bedrooms (two with en-suite) and Family Bathroom located on the first floor and staircase leading to attic space. Externally there is a large parking and turning area leading to double garage and front entrance door of the property, with a level rear garden with further garage overlooking open countryside. The property benefits from Oil Central Heating & uPVC Double Glazing.

Council Tax Band - B . Freehold. EPC- E52. VIEWING HIGHLY RECEOMMENDED. NO ONWARD CHAIN

Ground Floor
With front entrance porch leading into...

Hallway
With stairs to first floor with under stairs storage, radiator, coved ceilings and coat hooks.

Reception Room 1
3.05 x 7.43 (10'0" x 24'4")
With radiator, fireplace with wood burner, textured and coved ceilings, laminate flooring and uPVC double glazing to the front and rear of the property.

Reception Room 2
3.26 x 4.13 (10'8" x 13'6")
(Currently being Used as Dining Room) with radiator, fireplace, coved and textured ceiling and uPVC double glazing to the side of the property.

Kitchen
3.94 x 4.58 (12'11" x 15'0")
With a range of base and wall units, one and a half sink unit with mixer taps, "Range cooker" with extractor, free standing dishwasher, floor standing oil fired central heating boiler, space for fridge/freezer, radiator, textured and coved ceiling, part tiled walls, quarry type floor, windows to the side of the property and doors leading into utility room and conservatory.

Utility Room
1.65 x 2.43 (5'4" x 7'11")
With base unit, single drain sink unit with mixer tap, plumbing for automatic washing machine, radiator, low level flush WC and uPVC double glazed window to the side of the property.

Conservatory
3.92 x 5.40 (12'10" x 17'8")
With tiled floor and French Doors leading to the rear of the property. Internal door leading into Garage/Storage Space.

First Floor
Landing Area with staircase to roof space.

Bedroom 1
3.86 x 3.35 (12'7" x 10'11")
With radiator, coved ceiling and French Doors with the potential to change to a Juliet Balcony with the addition of a balustrade.

En-Suite
1.76 x 2.27 (5'9" x 7'5")
With low level flush WC, vanity wash hand basin, corner shower cubicle, fan, part tiled walls, coved ceiling and uPVC double glazed window to the rear of the property.

Bedroom 2
3.24 x 2.51 (10'7" x 8'2")
With radiator, coved ceiling and uPVC double glazed window to the front of the property.

En-Suite
With low level flush WC, vanity wash hand basin, panelled bath with overhead shower and screen, part tiled walls, radiator, coved ceiling and a side window of the property

Bedroom 3
3.43 x 3.54 (11'3" x 11'7")
With radiator, coved ceiling and uPVC double glazed window to the rear of the property.

Bedroom 4
3.81 x 2.50 (12'5" x 8'2")
With radiator, coved ceiling and uPVC double glazed window to the front of the property.

Bedroom 5
2.90 x 3.38 (9'6" x 11'1")
With radiator, coved ceiling and uPVC double glazed window to the front of the property.

Family Bathroom
2.75 x 2.32 (9'0" x 7'7")
With low level flush WC, pedestal wash hand basin, luxury bath with shower combination, jets and additional features, extractor fan, radiator, part tiled walls and uPVC double glazed window to the front of the property.

Attic Space
With staircase leading to attic space with suspended floor, electricity, plumbing for radiator and window.

External
Front - Forecourt and off road parking leading to double garage and front entrance door of the property.

Rear - With a level rear garden with further garage / storage room overlooking open countryside.

Services
Mains Oil, electricity, water and drainage.

Council Tax
Band - B

TENURE
Freehold

THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

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 e-mail on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA
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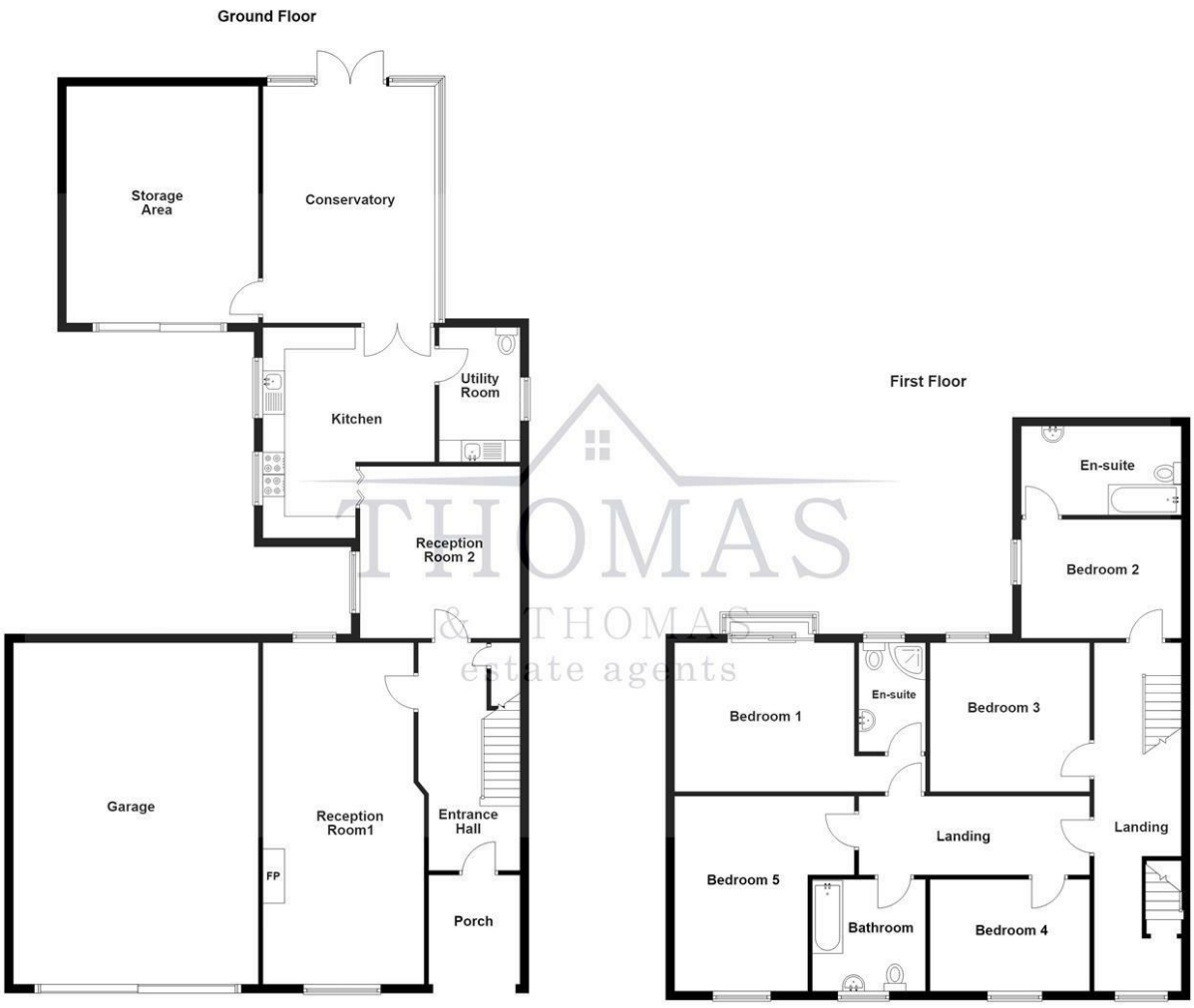
DIRECTIONS
Leave Ammanford via High Street and at the junction, turn left onto Pontamman Road. Continue for approximately 4 miles into the village of Garnant. Go straight through the mini roundabout by the Raven pub, then take the second left onto Nant Gwineu Road, continue under the railway bridge for approximately half a mile and the property will be on the right hand side identified by our For Sale Board.

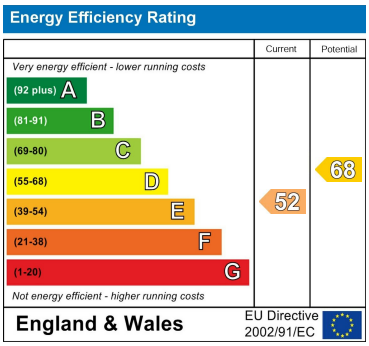


Total area: approx. 288.0 sq. metres (3100.1 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

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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.