

House - Detached (EPC Rating: C) Freehold

HENFELIN, GARNANT, AMMANFORD, SA18 1AJ

Offers In The Region Of

£395,000

5 Bedroom House - Detached located in Ammanford

We have pleasure in offering for sale this spacious 5 bedroom detached property, set within the small village of Garnant, which offers a small range of local amenities of primary school, pharmacy, public house and mini supermarket, with further shopping facilities and good transport links just under 4 miles away at either Ammanford Town Centre or Pontardawe. The Black Mountain Range is on your doorstep offering scenic trails ideal for hiking, walking and cycling. The accommodation comprises entrance hall, lounge, sitting room, reception room/bedroom, kitchen with dining area, utility room and cloakroom on the ground floor with 4 double bedrooms (one en-suite) and bathroom located on the first floor. The property benefits from underfloor heating & uPVC double glazing.

Council Tax Band - F. Freehold. EPC - C69. VIEWING HIGHLY RECOMMENDED

Ground Floor

With front entrance door leading into...

Entrance Hall

With stairs to first floor, under stairs cupboard, coved ceiling, underfloor heating and uPVC window to the front.

Lounge

5.27 x 4.17 (17'3" x 13'8")

With underfloor heating, coved ceiling and uPVC bay window to the front.

Kitchen with Dining Area

6.17 x 3.48 (20'2" x 11'5")

With a range for modern base and wall units, one and a half bowl stainless steel sink unit with mixer taps, 4 zone induction hob with extractor above and electric oven below, integrated dish washer and integrated fridge/freezer. Additional features include underfloor heating, additional space for dining area, spotlights, under units spotlights, part tiled walls, marble effect tiled floor, uPVC window to the front and side and door to...

Utility Room

2.17 x 1.88 (7'1" x 6'2")

With a range of modern base and wall units, stainless steel single drainer sink unit with mixer taps, coat hooks, plumbing for washing machine and space for tumble dryer. Additional features include underfloor heating, marble effect tiled floor, part tiled walls, uPVC window and door to side.

Sitting Room

3.25 x 3.07 (10'7" x 10'0")

With underfloor heating, coved ceiling and French double doors to the rear.

Reception Room/ Bedroom 5

4.17 x 3.07 (13'8" x 10'0")

With underfloor heating, coved ceiling and uPVC window to the rear.

Cloakroom

With low level flush WC, vanity wash hand basin and obscure uPVC glass window to the side.

First Floor

Landing

With hatch to roof space, coved ceiling and uPVC window to the front.

Bedroom 1

3.51 x 4.19 (11'6" x 13'8")

With underfloor heating, coved ceiling, fitted wardrobes and two windows to the front.

En-Suite

With low level flush WC, vanity wash hand basin, shower cubicle with mains shower, heated towel rail, extractor fan, shaver light point, part tiled walls, tiled flooring and obscure glass uPVC window to side.

Bedroom 2

3.06 x 4.17 (10'0" x 13'8")

With underfloor heating, coved ceiling and uPVC window to the rear.

Bedroom 3

3.48 x 2.76 (11'5" x 9'0")

With underfloor heating, fitted wardrobe, coved ceiling and uPVC window to front.

Bedroom 4

3.48 x 2.67 (11'5" x 8'9")

With underfloor heating, fitted wardrobe, coved ceiling and uPVC window to rear.

Family Bathroom

With low level flush WC, vanity wash hand basin, bath with overhead mains shower, extractor fan, shaver light point, heated towel rail, part tiled walls, tiled floor and obscure uPVC glass window to the rear.

External

Front: Large driveway providing ample parking, leading to a double garage (5.7 x 5.7m (18'8" x 18'8")) with electric roller door, power and light connected. Paved patio area surrounded by shrubs, leading to the front of the house. Gated side access on both sides of the property.

Rear: Patio area to the side and rear, leading to a large garden mainly laid to lawn. Gravelled and raised paved area with



outdoor fireplace and seating. Detached outbuilding with electricity connected, surrounded by patio area.

Services

Mains electric, water and drainage. Underfloor heating throughout.

Council Tax

- Band F

Tenure

Freehold

NOTE

All photographs have been taken with a wide angle lens.

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

Viewings

By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk

Social Media

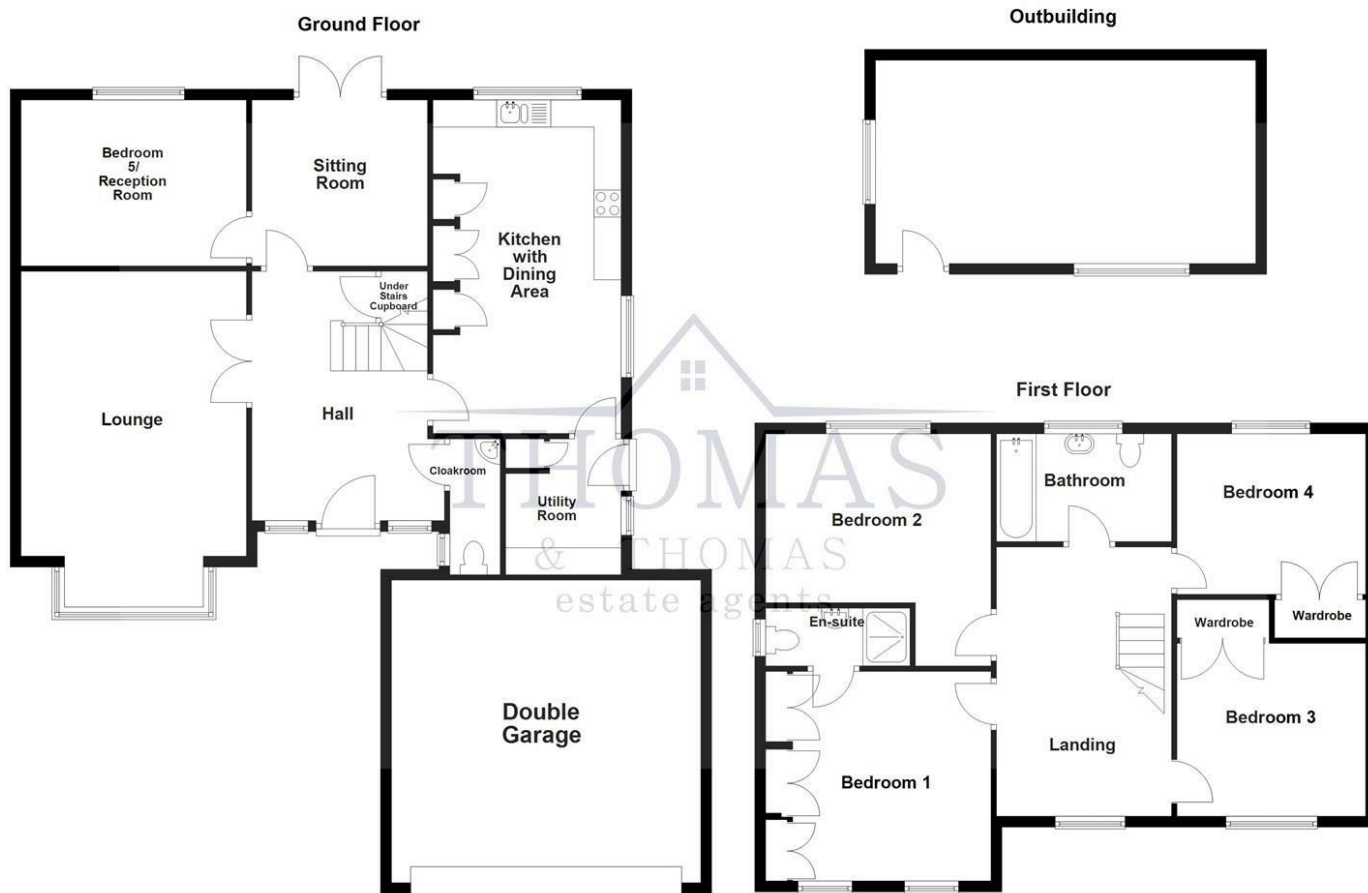
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Directions

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 next left onto Nant Gwineu Road. Follow the road around and turn left onto Henfelin. Continue along Henfelin and the property will be on the right hand side.

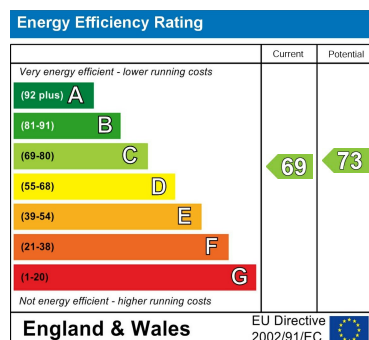




Council Tax Band

F

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.

