



House - Detached (EPC Rating: E) Freehold

**CWMAMMAN ROAD, GARNANT,
AMMANFORD, SA18 1LH**

Reduced To

£190,000

3 Bedroom House - Detached located in Ammanford

Thomas & Thomas have pleasure in offering For Sale this Detached Double Fronted House located within the small village of Garnant offering some local amenities with further shopping, leisure and schools located approximately 4 miles in Ammanford Town Centre. The accommodation comprises, entrance hall, two reception rooms, kitchen and bathroom located on the ground floor with three bedrooms on the first floor. Externally there is partial off road parking at the front with side pedestrian access to the rear garden which is mainly laid to lawn with some outbuildings overlooking open countryside. The property benefits from gas central heating and uPVC double glazing.

Freehold. Council Tax Band - TBC. EPC - E51. NO ONWARD CHAIN

Ground Floor

With front entrance door leading into...

Entrance Hall

With tiled floor and stairs to first floor.

Lounge

4.8 x 3.05 (15'8" x 10'0")

With radiator, log burner with tile hearth, laminate floor, coved ceiling and window to the front of the property.

Dining Room

4.81 x 3.04 (15'9" x 9'11")

With radiator, gas fire with wood surround and marble effect inset, coved ceiling, windows to the front and side of the property.

Kitchen

3.03 x 2.81 (9'11" x 9'2")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, gas hob with electric oven below, plumbing for automatic washing machine, radiator, access to roof space and side door leading to the rear of the property.

Bathroom

3.49 x 2.86 (11'5" x 9'4")

With low level flush WC, enclosed double shower, bath, pedestal wash hand basin, extractor fan, access to loft space, airing cupboard housing wall mounted gas boiler providing domestic hot water and central heating and window to the rear.

First Floor

Landing

With radiator and window to the rear.

Bedroom 1

4.8 x 2.27 ext to 3.14 (15'8" x 7'5" ext to 10'3")

With radiator and window to the front.

Bedroom 2

4.8 x 2.21 (15'8" x 7'3")

With radiator and window to the front.

Bedroom 3

2.72 x 2.19 (8'11" x 7'2")

With radiator and window to the front.

External

Front: Parking to the front of the property.

Rear: Mainly laid to lawn with mature trees and shrubs, log store, summerhouse, basement store room and a lean to cattery with electricity connected.

Services

Mains gas, water, electric and drainage

Council Tax

- Band

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



SOCIAL MEDIA

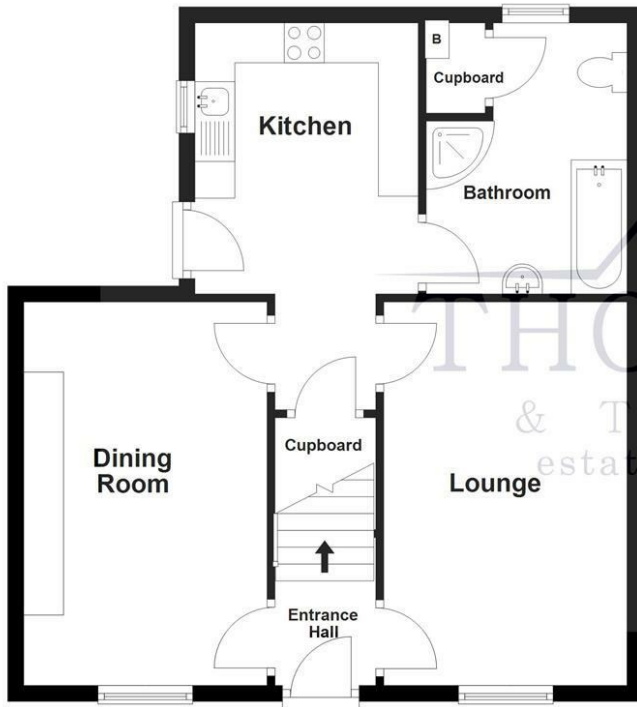
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Directions

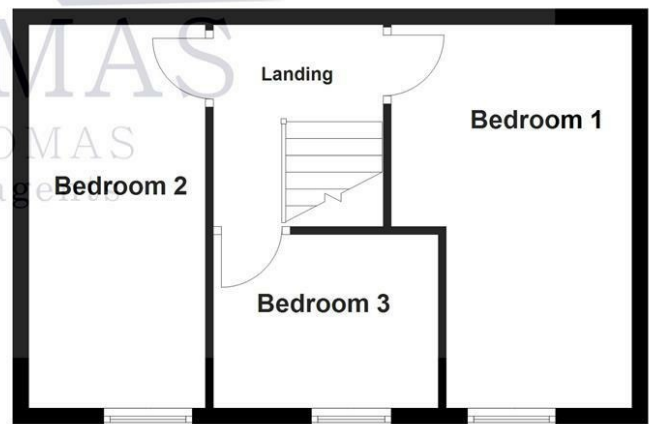


THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,
CARMARTHENSHIRE, SA18 3AB

Ground Floor



First Floor



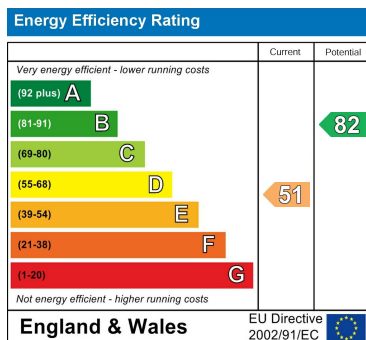
Council Tax Band

Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Energy Performance Graph



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.