



House - Detached (EPC Rating:) Freehold

HENFELIN, GARNANT, AMMANFORD, SA18 1AJ

Offers In The Region Of

£485,000

4 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Impressive 4 Bedroom Detached House set on a large plot, offering spacious accommodation, located within the small village of Garnant offering local amenities of Primary School, G.P Surgery, Pharmacy, Restaurant/Public House and Golf Course with further shopping and leisure facilities approximately 4 miles away in Ammanford Town Centre. The accommodation comprises, entrance porch, lounge, sitting room, open plan kitchen/dining area, conservatory, cloakroom and utility room on the ground floor with 4 bedrooms (2 en-suite) and family bathroom located on the first floor. Externally there are grounds to front and rear of the property offering private garden with patio and lawned area with fine views over open countryside. The property benefits from Oil Central Heating with underfloor heating throughout and uPVC Double Glazing.

Council Tax Band- F. Freehold. EPC-TBC. VIEWING IS HIGHLY RECOMMENDED.

Ground Floor

With front entrance door leading into...

Entrance Hall

With covered ceiling, stairs to first floor with under stairs cupboard, oak flooring with underfloor heating.

Cloakroom

With low level flush WC, wall mounted vanity wash hand basin, extractor fan, spotlights and tiled floor with underfloor heating.

Lounge

5.88 (red 4.96) x 4.97 (19'3" (red 16'3") x 16'3")

With covered ceiling, feature fireplace with inset electric fire, oak flooring with underfloor heating and bay window to the front of the property.

Sitting Room

4.96 x 3.97 (16'3" x 13'0")

With covered ceiling, feature fireplace with modern inset fire, oak flooring with underfloor heating, window to the front of the property and bay window to the side of the property.

Open Plan Kitchen/Diner

4.68 (red 3.13) x 7.03 (15'4" (red 10'3") x 23'0")

With a range of modern base and wall units, stainless steel one and a half bowl sink unit with mixer taps, integrated dishwasher, integrated washing machine, integrated fridge/freezer, 4 ring induction hob with extractor above, stainless steel splashback, eye level double oven, centre peninsular, coved ceiling, tiled floor with underfloor heating, French Doors opening into the Conservatory and window to the rear of the property.

Utility Room

2.4 x 2.28 (7'10" x 7'5")

With a range of base and wall units, stainless steel sink unit with mixer taps, coved ceiling, tiled floor with underfloor heating, plumbing for automatic washing machine and French Doors opening to the side of the property.

Conservatory

3.51 x 3.44 (11'6" x 11'3")

With radiator, tiled floor, double glazed glass roof, door opening into Garage and French Doors opening to the garden area.

First Floor

With covered ceiling, airing cupboard with slatted shelves and window to the front of the property.

Master Bedroom

4.69 (into bay) x 5.0 (15'4" (into bay) x 16'4")

With coved ceiling, fitted wardrobes, underfloor heating, window and French Doors opening onto a balcony with wrought iron railings overlooking the garden area.

En-Suite

1.16 x 2.9 (3'9" x 9'6")

With low level flush WC, vanity wash hand basin, shower cubicle fitted with mains shower, part tiled walls, extractor fan, tiled floor with underfloor heating and window to the side of the property.

Bedroom2

4.98 x 3.98 (16'4" x 13'0")

With coved ceiling, fitted wardrobes, underfloor heating and windows to the front and side of the property.

En-Suite

2.72 x 0.96 (8'11" x 3'1")

With low level flush WC, vanity wash hand basin, shower cubicle fitted with mains shower, extractor fan, part tiled walls, tiled floor with underfloor heating.

Bedroom3

3.57 x 3.24 (11'8" x 10'7")

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

Bedroom4

3.0 x 3.24 (9'10" x 10'7")

With coved ceiling, hatch to roof space, underfloor heating and window to the side of the property.

Family Bathroom

3.39 x 2.57 (11'1" x 8'5")

With low level flush WC, pedestal wash hand basin, corner bath with centre taps, shower cubicle fitted with mains shower, part tiled walls, extractor fan, underfloor heating and window to the rear of the property.

External

Front: With driveway leading to Integral Double Garage (5.64 x 5.65) with electric up and over door, free standing oil boiler providing domestic hot water and central heating, plumbing for automatic washing machine and attic space.

Side & Rear: With gated access opening onto paved patio, gravelled and lawned areas, brick built barbecue, outside tap and electric sockets. Fine views over Open Countryside.



Services

Mains electricity, water and drainage. Oil Tank

Council Tax

- Band F

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





Total area: approx. 249.9 sq. metres (2689.9 sq. feet)

Council Tax Band

F

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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.

