



175 Cwmamman Road, Garnant, Ammanford, Carmarthenshire, SA18

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Offers In The Region Of £124,950

- Attractive period village house in popular Garnant location
- Retains many lovely original character features
- Excellent opportunity for refurbishment and improvement
- Three bedrooms with fitted kitchen/breakfast room
- Spacious tiered rear garden with side access and garden shed
- Deceptively spacious accommodation throughout
- Distant views towards the Black Mountain
- Lounge/dining room with attractive feature fireplace
- uPVC double glazing and gas fired central heating
- EPC D

175 Cwmamman Road, Ammanford SA18 1LH

An attractive period village house situated in a convenient location within the popular village of Garnant, offering deceptively spacious accommodation and retaining many lovely original features throughout.

The property enjoys distant views towards the Black Mountain and, while requiring some refurbishment, presents an excellent opportunity for purchasers seeking a character home with great potential.

The accommodation briefly comprises: Reception Hall, Lounge/Dining Room with attractive fireplace, Fitted Kitchen/Breakfast Room, Bathroom and 3 Bedrooms. The property further benefits from uPVC double glazing and gas fired central heating.

Externally there is a spacious tiered rear garden with side pedestrian access together with a useful garden shed.

A charming home offering excellent scope in a sought-after village setting — viewing is highly recommended.

Full particulars coming shortly.....



Council Tax Band: C

RECEPTION HALL

14'5" x 3'3"

Staircase to 1st Floor. Oak Effect Floor. Radiator.

LOUNGE / DINING ROOM

22'5" x 12'7"

Tiled Effect Floor. Access to Spacious Under stairs Cupboard. Radiator x2.

KITCHEN / BREAKFAST ROOM

10'6" x 9'1"

Single drainer stainless steel sink unit with mixer tap. Fitted base units with ample work surface. Ideal wall mounted gas boiler servicing the heating requirements. Plumbed for automatic washing machine. Rear door. Radiator

BATHROOM

9'3" x 6'3"

Panelled bath with shower attachment above with glazed and tiled surround. Pedestal hand basin. Low level w.c. Radiator.

FIRST FLOOR - LANDING

11'11" x 5'4"

Attractive Balustrade and bannister. Access to spacious attic.

BEDROOM

13'10" x 8'6"

Pine floorboards. Radiator.

BEDROOM

10'9" x 8'8"

Radiator.

BEDROOM

10'3" x 7'10"

Radiator

OUTSIDE



To the side of the house is a spacious courtyard which leads onto a generous paved patio and beyond this there is a large lawned garden to the rear with mature hedge and tree boundary.

SERVICES

We are advised that the property is connected to all mains services.

COUNCIL TAX

We are advised the the property is under council tax band C

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION

175 Cwmamman Road is situated at the centre of the village of Garnant which has it's own Primary school, places of Worship and Public houses together with general amenities. It is approximately 4 miles from the town of Ammanford which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 24 miles and the M.4 motorway can be joined at Pont Abraham providing access to the

University city of Swansea and of course is the main route to the rest of the country.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenter have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

View all our properties on:
www.morgancarpenter.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.com, or
www.onthemarket.com





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	