



Cwmamman Road, Garnant, Ammanford, SA18

£160,000



Calow Evans  
Estate Agents

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## Cwmamman Road, Garnant, Ammanford, SA18

A double fronted semi detached family home with a rear driveway which offers potential to build a garage (stpp). The property offers three double bedrooms, three reception rooms, first floor bathroom with a separate bath and shower and benefits from gas fired central heating and double glazing. Externally the property enjoys a private garden, outside WC and storage shed.

The village of Garnant offers excellent leisure facilities to include river side walks and cycle paths, recreational grounds, children's playgrounds and boast a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre however the village provides a mini supermarket, take-away's, public houses and restaurant, chemist, Dr surgery and more.. Access to the M4 motorway is via junction 49 at Pont Abraham.







### Dining Room:

4.6m x 3.61m (15'1" x 11'10")

Entered via a double glazed glass panel door, double glazed window to front, stairs to first floor, traditional tiled fireplace, double panel radiator.

### Lounge:

4.65m x 3.07m (15'3" x 9'7"/10'1")

Double glazed window to front, traditional tiled fireplace with solid fuel fire, feature alcoves, double panel radiator.

3.28m x 3m (10'9" x 9'10")

Double glazed windows to side and rear, double glazed glass panel door to side, built in glass display cupboard, single panel radiator.









## **Kitchen:**

3.71m x 2.51m (12'2" x 8'3")

Double glazed window to rear, fitted with a range of wall, base and glass display units, 1½ bowl sink unit and draining board, electric hob and oven with extractor fan over, space for washing machine, single panel radiator.

## **First Floor Landing:**

### **Bedroom One:**

4.6m x 4.06m (15'1"/14'11" x 10'3"/13'4")

Two double glazed windows to front, double glazed window to rear, entrance to loft, single panel radiator.







**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

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