



## Cwmamman Road, Garnant, Ammanford, SA18

£160,000

3 1 3



### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128



- EER 63D/85B
- 3 Reception Rooms
- Rear Driveway
- Private Rear Garden
- On Bus Route
- 3 Double Bedrooms
- First Floor Bathroom
- Potential To Build Garage (stpp)
- Gas C/H & D/G
- No Upper Chain



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.



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Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

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.



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