



Lon Y Felin, Garnswllt, Ammanford, SA18 2RH

Offers In Region Of £310,000



Calow Evans
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A detached property situated in a semi-rural location on the outskirts of Ammanford town boasting far reaching mountain views to the rear. This ideal family home enjoys three double bedrooms, a ground floor shower room and first floor family bathroom. Planning permission has been granted for a single storey extension (planning ref:). There is oil fired central heating and majority double glazing.

Externally, there are dual driveways providing ample parking, an integral garage with a generous size rear garden with panoramic views of the surrounding countryside.

The village of Garnswllt is situated in a semi rural location but not too distant from the required amenities. Ammanford town is approximately a 10 minute drive where you can find a range of shopping and leisure amenities. Access to the M4 motorway is via junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Decorative dado rail to half way, laminate flooring, stairs to first floor, under-stairs storage cupboard.

Kitchen/Breakfast Room

4.34m x 3.12m (14'3" x 10'3"/8'8")

Double glazed window to side, single panel radiator, fitted with wall & base units, stainless steel sink & draining board unit, built in electric oven, electric hob, extractor fan over, pantry with shelving, part tiled walls.





Lounge Diner

5.23m x 4.47m (17'2" x 14'8"/10'8")

Double glazed window to front & side, double glazed bay window to rear feature fireplace with wooden mantle, laminate flooring.

WC

Double glazed window to front, siled floor, vertical radiator, WC, sink in vanity cupboard.

Inner Hallway

Tiled floor, single glazed window to rear, door to side.

Shower Room

1.63m x 1.45m (5'4" x 4'9")

Double glazed window to front, heated towel rail, tiled floor, tiled walls, shower cubicle with mains shower, WC, sink in vanity cupboard.

Integral Garage

5.66m x 2.92m (18'7" x 9'7")

Dingle glazed window to rear, up & over door.

First Floor Landing

Two double glazed windows to front, access to loft.

Bedroom One

4.5m x 2.97m (14'9"/12'6" x 9'9")

Double glazed window to rear, single panel radiator, storage cupboard

Bedroom Two

3.78m x 3.18m (12'5"/10'2" x 10'5")

Double glazed window to rear, single panel radiator, storage cupboard.

Bedroom Three

3.25m x 2.16m (10'8" x 7'1")

Double glazed window to side, single panel radiator.





Bathroom

1.96m x 1.68m (6'5" x 5'6")

Double glazed window to front & side, radiator, suite comprising panelled bath, WC, pedestal wash hand basin, part tiled walls.

Externally

The front garden is laid to lawn, dual driveway providing ample parking leading to integral garage offering potential to convert (stpp), side pedestrian access to an enclosed rear garden mainly laid to lawn with gravelled patio areas, far reaching mountain views, oil tank, external oil boiler, timber storage sheds.

Services

We are advised mains services are connected, oil fired central heating.

Council Tax

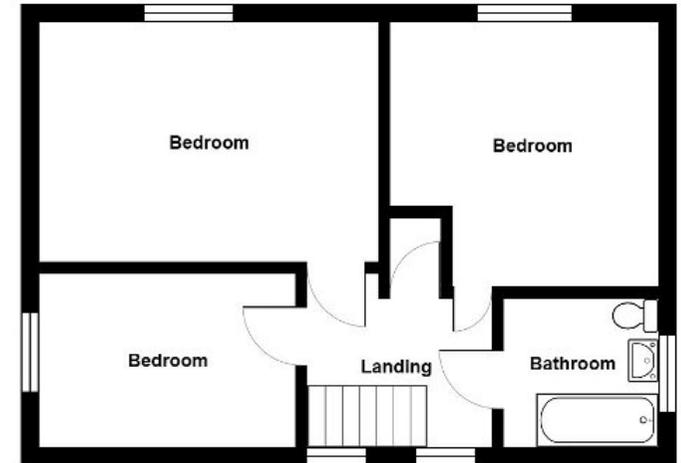
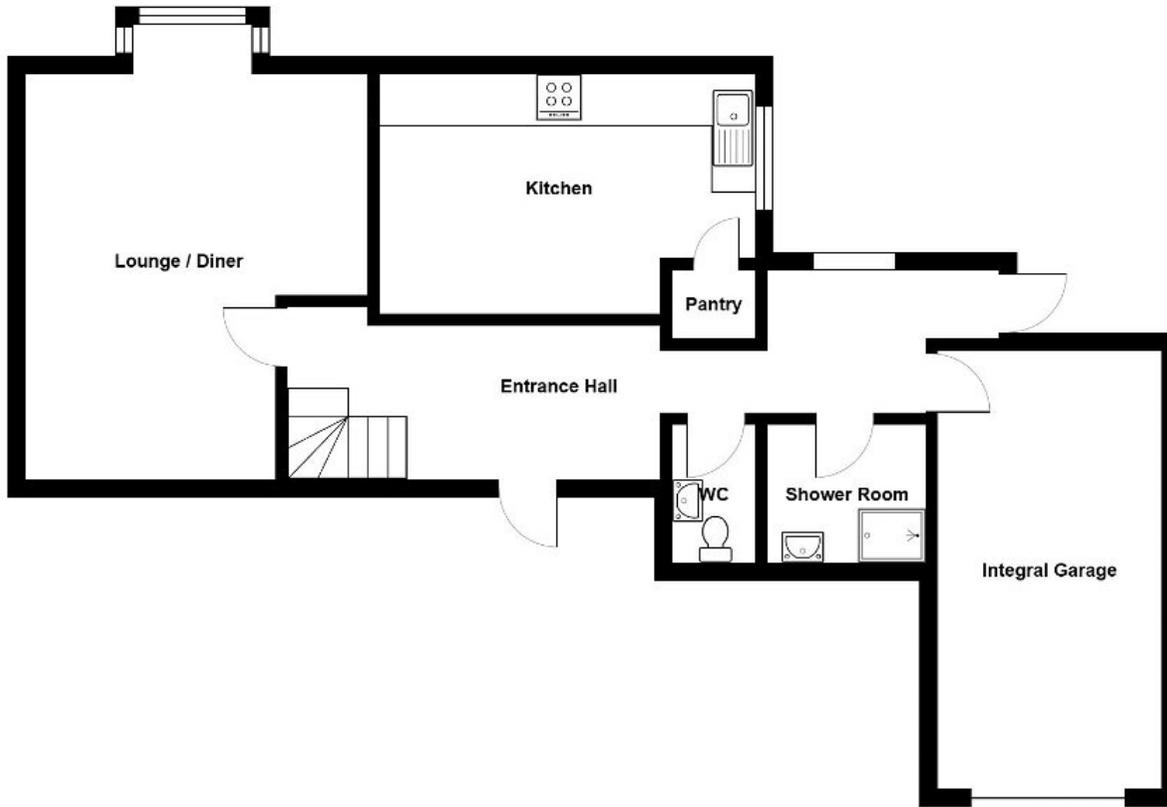
Band D.

Tenure

Freehold

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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