



Bishop Road, Garnant, Ammanford, SA18

Offers In Region Of £375,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Bishop Road, Garnant, Ammanford, SA18

NO UPPER CHAIN.

A brand new detached property built to a very good standard situated on a side road in the village of Garnant. The property offers three bedroom accommodation the master bedroom being en-suite, two bedrooms with built in wardrobes, integrated kitchen appliances and all flooring included. Externally a tarmacadam driveway and turning area, raised decked area with access direct off the kitchen/ dining room enjoying mountain views to the rear. There is mains gas central heating and double glazing to the property.

The village of Garnant offers excellent leisure facilities to include riverside walks and cycle paths, recreational grounds, children's play area's and boasts a modern primary school and an 18 hole golf course in the immediate vicinity. The main shopping facilities are located at Ammanford town centre however the village does provide everyday shopping facilities and take-away's.





Entrance Hallway:

Laminate flooring, stairs to first floor with glass balustrading, understairs storage cupboard, downlighters, double panel radiator.

Cloakroom:

Double glazed window to side, WC, corner wash hand basin with tiled splashback, laminate flooring, single panel radiator.

Lounge:

4.7m x 4.17m (15'5" x 13'8")

Double glazed obscure window to side, double glazed window to front, laminate flooring, double panel radiator.





Kitchen/Dining Room:

7.62m x 3.33m (25'0" x 10'11")

Double glazed glass panel door to side, double glazed window and double glazed French doors to rear, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, ceramic hob and oven with glass splashback and extractor fan over, integrated fridge, freezer and dishwasher, cupboard housing gas boiler providing domestic hot water and central heating, tiled floor, downlighters, vertical wall mounted column radiator.

Utility Room:

1.93m x 1.83m (6'4" x 6'0")

Double glazed obscure window to side, fitted with wall and base units, single bowl sink unit and draining board, plumbing for washing machine, downlighters, tiled floor, single panel radiator.

First Floor Landing:

Ent
and



Bedroom One:

4.67m x 4.14m (15'4" x 13'7")

Double glazed window to front, double glazed obscure window to side, laminate flooring, double panel radiator.

En-Suite:

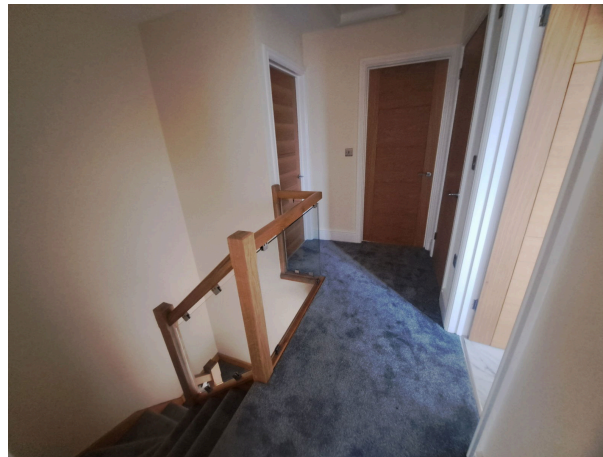
1.91m x 1.83m (6'3" x 6'0")

Double glazed obscure window to side, corner shower enclosure with dual shower heads, wash hand basin in vanity unit with fixed mirror above, WC, tiled floor, downlighters, heated towel rail.

Bedroom Two:

3.35m x 3.05m (11'0" x 10'0")

Double glazed window to front, laminate flooring, built in wardrobe, double panel radiator.



Bedroom Three:

3.84m x 2.92m (12'7" x 9'7")

Double glazed window to rear, built in wardrobe, laminate flooring, double panel radiator.

Bathroom:

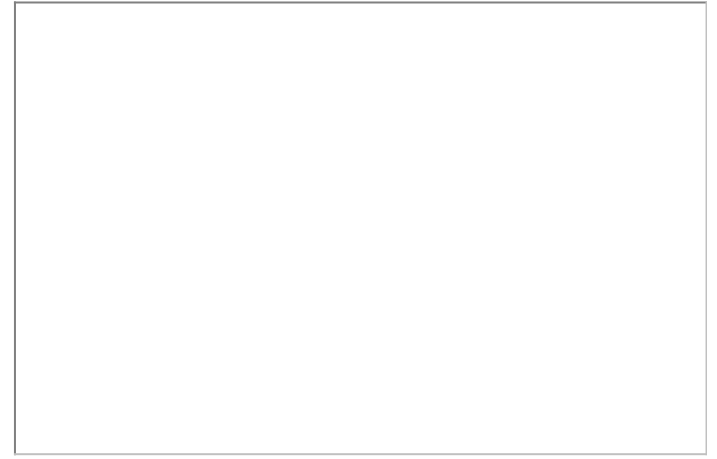
2.82m x 2.29m (9'3"/6'7" x 7'6")

Double glazed obscure window, suit comprises panelled bath with dual shower heads over and screen, wash hand basin in vanity unit and fixed mirror above, WC, tiled floor, part tiled walls, heated towel rail.

Externally:

Front tarmac driveway and turning area suitable for parking a larger vehicle, leading to an enclosed garden part laid to lawn and raised decked patio with views to the rear.





Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

TBC.

Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

Directions:

From our Ammanford office proceed to the traffic lights bearing left onto High Street. Turn left at the next junction in Pontamman and proceed onto the village of Glanamman and Garnant. Continue until reaching the Chemist in Garnant which is located on the right hand side, take the next available right hand turning by The Raven Garage onto Bishop Road and follow the road around the right hand bend whereby the property will be located on the right hand side.

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 the plan should be verified by the purchaser.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128