



**WEST
WALES
FINEST
PROPERTIES**



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------------------------------|-----------|
| How energy efficient is your current rating? | | | |
| <p>How energy efficient is your current rating?</p> <p>75</p> <p>85</p> | | | |
| Not energy efficient - higher rating needed | | | |
| England & Wales | | EU Directive 2010/31/EC | |
| Environmental Impact (CO₂) Rating | | Current | Potential |
| How environmentally friendly is your current rating? | | | |
| <p>How environmentally friendly is your current rating?</p> <p>6</p> <p>9</p> | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2010/31/EC | |



The Agent that goes the Extra Mile



39 Quay Street, Ammanford, Dyfed, SA18 3BS



Situated on a quiet street in the charming village of Garnant we have for sale this traditional, semi-detached property that offers good family space. Boasting four bedrooms, three of which are doubles and three reception rooms, along with a downstairs family bathroom and everyone's wish, a south-facing rear garden this property really is an ideal family home! Viewing is highly recommended to appreciate the size, presentation and location. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises : Vestibule, hallway, sitting room, lounge, kitchen, dining room, family bathroom, landing and four bedrooms. Externally, enclosed frontage and secure gated pedestrian access to the rear garden. An enclosed south-facing rear garden with a patio then steps leading up to the remainder of the garden which is laid to lawn and then decking.

The village of Garnant offers excellent leisure facilities including riverside walks, parks, recreational grounds, public houses/restaurants, take-aways and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electric and sewerage connected. Council tax band C. On-street parking only. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability-Mobile phone coverage available for Vodafone and O2, limited phone coverage for EE and Three. From the information currently available to the Coal Authority, a mining report is recommended for this property. Vendor has made us aware that the fire in the lounge does not work and the shower tray is leaking.

VESTIBULE

HALLWAY

SITTING ROOM

LOUNGE

KITCHEN

DINING ROOM

FAMILY BATHROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4



DIRECTIONS

From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanamman. Continue onto the village of Garnant. Follow the road through the village and when you get to the roundabout go straight across the roundabout and take the first turning on your right signposted "Jolly Road". Follow the road up and at the junction turn left onto "Stepney Road". Follow the road down and the property is situated on the right, number 25.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.