



**76 Cwmamman Road, Garnant, Ammanford, SA18 1ND**

**Offers in the region of £99,950**

NO ONWARD CHAIN. An end terrace house set within the village of Garnant close to local amenities and within approximately 4 miles of Ammanford town centre with its wider range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility/lean to, downstairs bathroom and 2 bedrooms. The property benefits from uPVC double glazing, potential off road parking for small car or bikes and rear garden.



## Ground Floor

uPVC double glazed entrance door to

## Porch

with tiled floor, uPVC double glazed entrance door to

## Entrance Hall

with radiator, coved ceiling and tongue and groove walls.

## Lounge

12'2" x 16'1" (3.71 x 4.91)



with open tread stairs to first floor, fireplace, 2 radiators, textured and coved ceiling and uPVC double glazed window to rear. Opening to

## Dining Room

10'6" x 12'5" (3.22 x 3.81)



with 2 alcoves, radiator, textured and coved

ceiling and uPVC double glazed window to front.

## Kitchen

10'10" x 9'5" (3.31 x 2.88)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, electric cooker point, part tiled walls, radiator and uPVC double glazed window to side.

## Utility/Lean to

11'8" x 5'2" (3.57 x 1.60)



with range of fitted base and wall units, plumbing for automatic washing machine, radiator, polycarbonate roof and uPVC double glazed window to rear.

## Hall

with tongue and groove walls, coved ceiling, steps down to uPVC double glazed door to rear.



## Bathroom

11'9" x 6'6" (3.59 x 1.99)



with low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle with mains shower, built in airing cupboard with slatted shelves, radiator and wall mounted gas boiler providing domestic hot water and central heating, radiator, tiled walls, extractor fan and uPVC double glazed window to rear.

## First Floor

### Landing

with built in cupboard, hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed stained glass window to rear.

### Bedroom 1

13'3" red to 13'3" x 16'3" max (4.06 red to 4.06 x 4.97 max)



with fitted wardrobes, radiator, coved ceiling and 2 uPVC double glazed windows to front.

## Bedroom 2

9'6" x 13'1" (2.90m x 3.99m)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Outside



with hard standing parking area, glass house, patio areas and mature shrubs and trees.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band B

## NOTE

All internal photographs are taken with a wide angle lens.

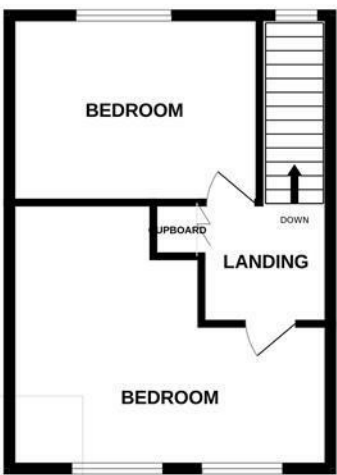
## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately four miles into Garnant straight over the mini roundabout and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.