



**The Globe, 3 Cwmamman Road, Garnant, Ammanford, SA18 1NH**

**Offers in the region of £275,000**

Detached house offers a perfect blend of character and modern living. With four spacious bedrooms, this property is ideal for families seeking comfort and space.

The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The character cottage features traditional elements that add to its charm, while the layout ensures a practical flow throughout the home.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

9'3" x 10'6" (2.83 x 3.22)

with original stone fireplace (no chimney), tile floor and radiator. Pocket doors to

### Sitting Room

9'5" x 9'9" (2.88 x 2.99)



with fireplace, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, part wall panelling, radiator, tiled floor and uPVC double glazed window to rear.

### Lounge

20'2" x 13'3" (6.15 x 4.04)



with log burner, built in book shelf, built in dresser, wood floor, 2 radiators, beamed ceiling and 2 uPVC double glazed windows

to rear and 2 uPVC double glazed windows to front.

### Kitchen/Diner

20'11" x 13'7" red to 11'0" (6.4 x 4.16 red to 3.36)



with range of fitted base and wall units, display cabinets, Belfast sink unit with ordinary taps, 4 ring gas hob with oven under, built in cupboard, stairs to first floor, under stairs cupboard, original stone fireplace (no chimney), part tiled walls, part tiled floor, 2 radiators, textured and beamed ceiling and uPVC double glazed window to front and side and uPVC double glazed door to rear.

### Utility/WC

7'1" x 6'6" (2.17 x 1.99)

with pedestal wash hand basin, plumbing for automatic washing machine, tongue and groove walls to half, tiled floor and wood window to side.

## First Floor

### Landing

### Bedroom 1

12'11" x 14'4" (3.94 x 4.38)



with 2 built in cupboards, feature panel wall, radiator, beamed ceiling and 2 uPVC double glazed windows to front and 2 window seats.

## Bedroom 2

9'6" x 9'8" (2.92 x 2.97)



with radiator, dado rail, textured and covered ceiling and uPVC double glazed window to front.

## Bedroom 3

15'8" x 14'5" (4.78 x 4.4)



with 2 built in wardrobes, built in cupboard, radiator and uPVC double glazed window to front and side.

## Bedroom 4

7'0" x 13'0" (2.14 x 3.97)



with built in book shelf, hatch to roof space, radiator, beamed ceiling and uPVC double glazed window to rear.

## Bathroom

7'1" x 7'10" (2.16 x 2.39)



with low level flush WC, pedestal wash hand basin, built in cupboard with hot water cylinder, panelled bath with shower attachment taps, part tiled walls, radiator, beamed ceiling and uPVC double glazed window to rear.

## Shower Room

7'10" x 6'5" (2.4 x 1.98)



with waste for low level flush WC, plumbing for shower and wooden window to side.

## Outside



with parking for 2 cars and small garden to front, rear garden with glasshouse, lawed garden, flower beds, paved patio, range of mature shrubs and trees.

## Garage

17'3" x 9'2 (5.28 x 2.8)

with wooden double doors to front, door to rear and store (3.4 x 2.13)

Loft above garage accessed via the garden, boarded and with electric supply

## Background Information

The Globe is said to date back to 1725 as a dwelling house, was extended in 1850 and became a public house to service the workers at Garnant Colliery nearby. It ceased to be a pub in 1966. It is well documented in the local Cwmamman history online groups and the landlord of the Globe Inn laid the keystone of the river bridge in 1913.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Low risk from rivers and very low risk from surface water and small watercourses

Rights and Easements: None

Restrictions: None

## Council Tax

Band D

## 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. Follow the road for approximately 3.5 miles and the property can be found on the right 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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