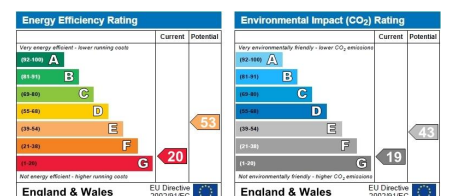




## 2 Garth Road, Tairgwaith, Ammanford SA18 1UY

Offers in the region of £149,950

EER: 20 EIR: 19  
Three Bedroom Family Home  
Useful Attic Room  
Lovely Views  
Bathroom & Shower Room  
Rural Location



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**DE/KH/48382/050417**

**DESCRIPTION**

**\*\*NO CHAIN\*\*IDEAL FAMILY HOME\*\*3 BEDROOMS + ATTIC ROOM\*\***

An immaculately presented three bedroom family home situated on a no through road in the rural village of Tairgwaith. The property has been modernised by the current owner and also has the benefit of planning permission for an extension - Planning Ref: P 2015/0791 which was granted in 2015.

The village of Tairgwaith offers basic amenities with the main shopping and leisure facilities located at Ammanford town centre.

**ENTRANCE PORCH**

Entered via double glazed front door, original flooring, original door and etched glass to:

**HALLWAY**

Feature wall mounted radiator.

**LOUNGE/DINING ROOM**

22'11 x 15'6 / 11'2 (6.99m x 4.72m / 3.40m)

Double glazed sash style window to front, double glazed window to side, original sash window to conservatory, two feature wall mounted radiators, ample electric sockets (one with 2 x USB ports).

**KITCHEN**

11' x 9'1 (3.35m x 2.77m)

White gloss with wood effect worktops, double oven, touch control ceramic hob, space for dishwasher, space for fridge freezer, under-counter lighting, 1½ bowl sink and drainer unit, wine rack, ample electric sockets (one with USB port), opening to:

**BREAKFAST AREA**

13'5 x 6'1 (4.09m x 1.85m)

Breakfast bar, storage cupboard with plumbing for washing machine, further storage cupboard with shelving, ample electric sockets.

**SUN ROOM**

10'6 x 7'8 (3.20m x 2.34m)

French doors to rear decking and garden, wall mounted feature radiator, ample electric sockets, door to side porch, radiator.

**BATHROOM**

8'11 x 6'3 (2.72m x 1.91m)

Double glazed window to rear, airing cupboard, WC, 'L' shaped bath with shower over, heated towel rail, feature double glazed window to sun room.

**BOOT ROOM**

9'8 x 4'3 (2.95m x 1.30m)

Double glazed door to front, radiator.

**FIRST FLOOR LANDING**

Understairs storage cupboard.

**BEDROOM ONE**

10'6 x 9'10 (3.20m x 3.00m)

Built-in double wardrobe, feature radiator, double glazed window to rear, access to boarded loft with light, ample electric sockets, TV point.

**BEDROOM TWO**

10'1 x 9'7 (3.07m x 2.92m)

Double glazed sash window to front, wall mounted feature radiator, original fireplace, ample electric sockets (one with USB port), TV aerial.

**BEDROOM THREE**

9'8 x 4'10 (2.95m x 1.47m)

Radiator, dimmer light.

**SHOWER ROOM**

9'4 x 5'10 (2.84m x 1.78m)

Tiled walls, tiled floor, sink with vanity unit, cupboard with lighting, walk-in double shower cubicle with multi-jet shower, WC, double glazed window to rear, heated towel rail.

**SECOND FLOOR**

**ATTIC ROOM/PLAYROOM**

16'1 x 15'6 (Restricted Headroom) (4.90m x 4.72m) Velux window, radiator, under eaves storage and hanging rail. Electric sockets, 1 with USB port, dimmer light.

**CELLAR**

Oil boiler providing domestic hot water and central heating.

Electricity & water connected. NB: there is limited headroom.

**EXTERNALLY**

Side driveway providing off road parking for at least three vehicles. Side pedestrian access to the good size rear garden which is mainly laid to lawn. Steps up to decked area with views over surrounding countryside and the local trotting track.

**SERVICES**

We have been advised mains services are connected to the property (to be confirmed). Oil fired central heating system.

**VIEWING**

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our Office proceed to the traffic lights bearing left onto High Street signposted Glanamman on the A474. Continue through the villages of Glanamman, Garnant and proceed onto Gwaun Cae Gurwen. Take a left turning just before the level crossing signposted Brynamman and take first right hand turning and proceed to the village of Tairgwaith. Continue over the railway crossing taking second right turning onto Llwyncelyn Road. Take right turning into Garth Road where the property will be located on the left hand side.