Anna Ashton
ESTATE AGENTS









# Golwg Y Mynydd Ceidrim Road, Garnant, Ammanford, SA18 1LP

## Offers in the region of £399,950

- Modern detached new build property
- Air source heat pump
- Off road parking
- Far reaching views
- 4 Bedrooms one with Ensuite
- Solar panels
- Enclosed rear garden

## Ground Floor
with composite door leading to

## Entrance hall



with stairs to lower ground floor, radiator and hatch to roof space.

## Bedroom 1
12'11" x 12'2" (3.94 x 3.72)



with radiator and uPVC double glazed window to front.

## Bedroom 2
12'11" x 12'2" (3.96 x 3.71)



with radiator and uPVC double glazed window to front.

## Bedroom 3
17'4" x 12'1" (5.29 x 3.70)



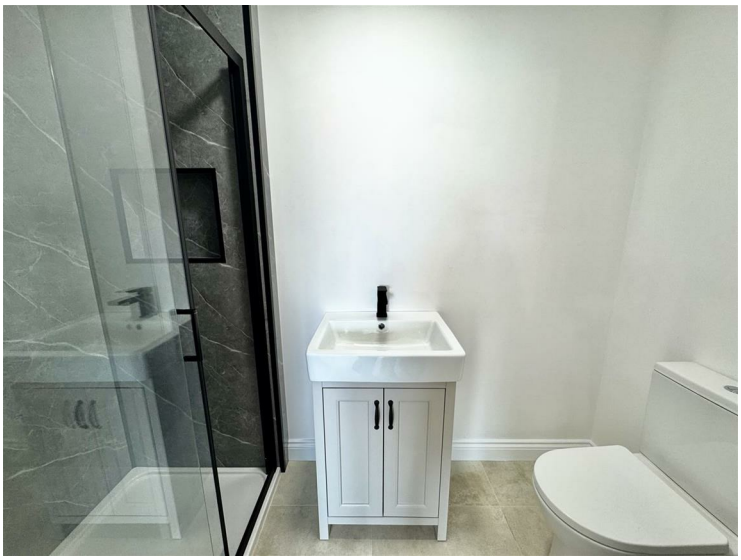
with radiator and uPVC double glazed window to rear.

## Bedroom 4
15'10" x 12'2" (4.84 x 3.73)



with radiator and uPVC double glazed window to rear.

## Ensuite
3'10" x 8'1" (1.17 x 2.47)



with low level flush WC, vanity wash hand basin, walk in shower with dual head rainfall shower, tiled floor, heated towel rail and extractor fan

## Bathroom
8'0" x 8'0" (2.45 x 2.46)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mixer taps, walk in shower with dual head rainfall shower, tiled floor, heated towel rail and uPVC double glazed window to side.

## Lower Ground Floor

## Kitchen
20'10" x 12'5" (6.37 x 3.79)



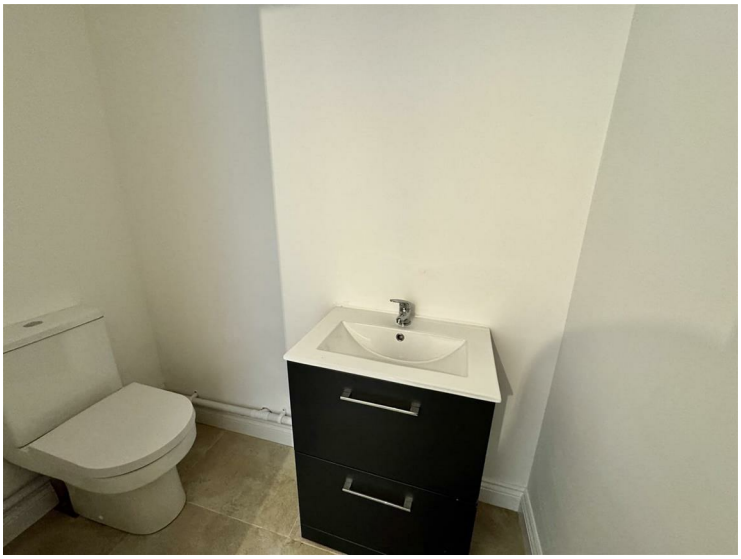
with base and wall units, ceramic one and a half bowl sink unit with mixer taps, 5 ring electric Lamona hob with extractor over, double integrated oven, integrated dishwasher, underfloor heating, tiled floor, uPVC double glazed French doors to rear and door to side.

## Utility
6'4" x 8'1" (1.95 x 2.47)



with base and wall units, stainless steel one and a half bowl sink unit, plumbing for automatic washing machine and tumble dryer, tiled floor and underfloor heating.

## WC
6'4" x 3'1" (1.95 x 0.96)



with low level flush WC, vanity wash hand basin, tiled floor, underfloor heating and extractor fan.

## Lounge
20'11" x 11'7" (6.40 x 3.55)



with underfloor heating, uPVC double glazed window to side and French doors to rear

## Store Room
6'4" x 10'9" (1.95 x 3.29 )



with heat pump system and solar panel inverter.

## Outside



With off road parking for numerous cars to the front. Side stair access leading down to enclosed rear garden with paved patio area and lawned garden.

## Material Information

UTILITES:

Electricity Supply:Solar Panels
Water Supply:Mains
Sewerage:Mains
Heating:Air source heat pump
Broad Band Speed:TBC
Mobile coverage:TBC

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:TBC
Rights and Easements:
Restrictions:

## NOTE

All photographs are taken with a wide angle lens.

## Council Tax

To be confirmed.

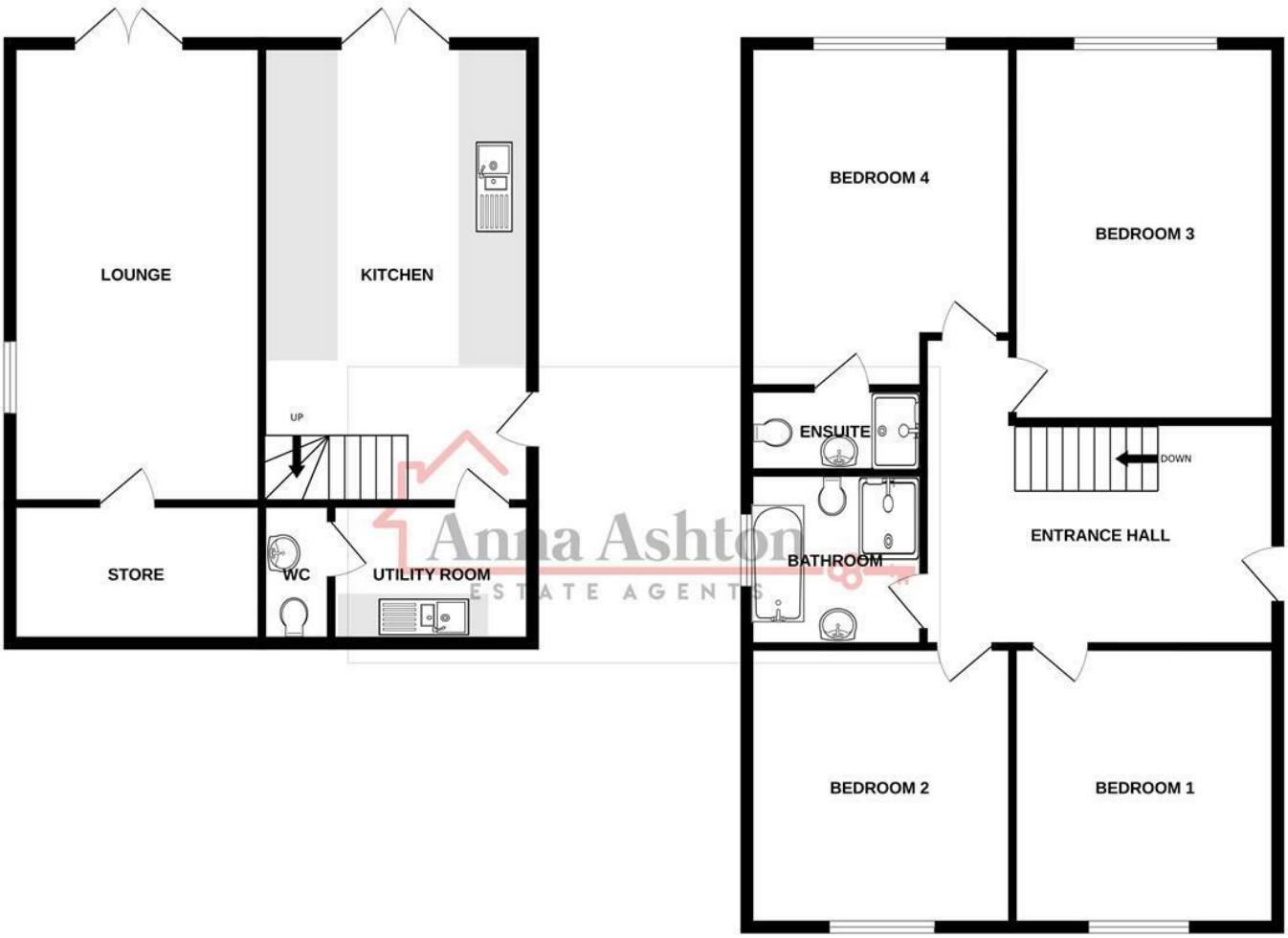
## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow this road for approximately 4 miles to the end of the village Glanamman then turn right by The Half Moon Public House.

Travel up the hill and take the second left and the property can be found on the left hand side identified by our For sale board.

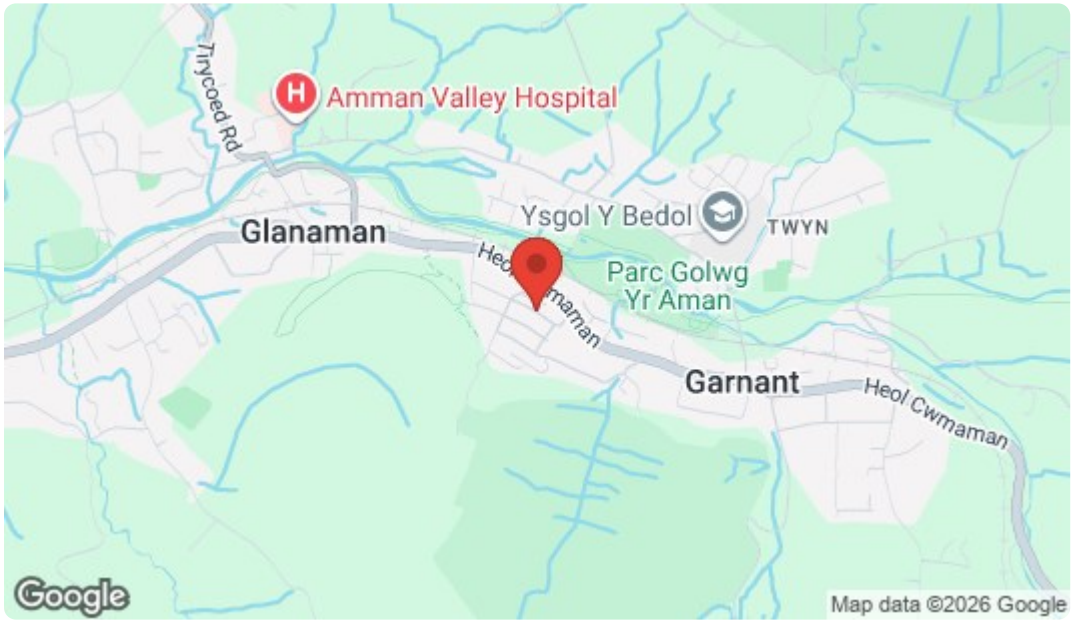
LOWER GROUND FLOOR

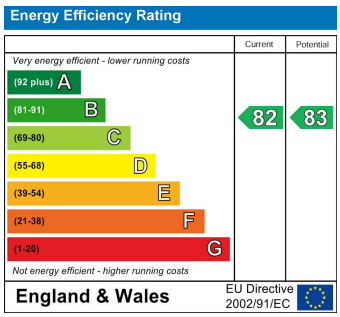
GROUND FLOOR




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