

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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22 Bishop Road, Garnant, Ammanford, Carmarthenshire. SA18 1NA



£325,000

Main Features

- New Build Exclusive Property
- Four Bedroom Detached Family Home
- Village Location In A Private Cul-De-Sac
- Garage & Ample Off Road Parking
- Built To A High Standard
- Modern Kitchen Diner With Bi-Fold Doors
- No Onwards Chain
- Gas Heating
- Master Bedroom With En Suite
- Ned A Mortgage? We Can Help!

General Information

This immaculate new build home with contemporary finish throughout is perfect for families with a spacious entrance, open plan kitchen/diner with bi-fold doors to the rear patio, utility space and WC to both levels. There are four bedrooms including an en-suite in the main bedroom. Based in a quiet cul-de-sac location and just over an hour's drive from Bannau Brycheiniog, its natural border offers privacy and views across surrounding natural beauty. The property has a driveway and garage to front with multi-level lawn and patio area to the rear.

Only a 15-minute walk (or 2-minute drive) to Garnant Golf Club and a 10-minute drive to local heroes like Coaltown Coffee Roasters, this property is ideally situated for access to Ammanford town and superstores but also has easy access to the M4.

Internal viewing is highly recommended to appreciate its quality.

PART EXCHANGE IS CONSIDERED!

GROUND FLOOR

Hallway

A welcoming hallway with wooden flooring, radiator and storage cupboard.
Oak Doors to;

Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and inset ceiling spotlights.

Kitchen

A modern kitchen appointed with a range of matching dark grey wall and base units with quartz work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated oven with electric hob and angled cooker hood over, wooden flooring, radiator, inset ceiling spotlights and uPVC double glazed bi-fold doors to access the rear.

Oak Door to;

Utility Room

Appointed with dark grey wall units and quartz worktops. Plumbing in place for a washing machine, wooden flooring, a wall mounted combi gas boiler serving domestic hot water and gas central heating and a uPVC door to access the rear.

Oak door to;

W.C.

Comprising of a low level WC and pedestal wash hand basin with mixer tap. uPVC frosted double glazed window to the rear aspect, radiator, tiled flooring and part tiled walls.

FIRST FLOOR

Landing

Wooden flooring, radiator, storage cupboard and access to the loft above.
Oak Doors to;

Bedroom Four

uPVC double glazed window to the side aspect, wooden flooring, radiator and inset ceiling spotlights.

Master Bedroom

uPVC double glazed window to the side aspect, wooden flooring, radiator, inset ceiling spotlights and inset storage cupboards.

Oak door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin with mixer tap and a shower cubicle with glass panel. uPVC frosted double glazed window to the side aspect, heated chrome towel rail, tiled flooring and part tiled walls.

Bedroom Two

uPVC double glazed window to the rear aspect, wooden flooring, radiator and inset ceiling spotlights.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a 'P' shaped bath with with glass panel and shower over. uPVC frosted double glazed window to the rear aspect, tiled flooring, tiled flooring, part tiled walls and a heated chrome towel rail.

Bedroom Three

uPVC double glazed window to the rear aspect, wooden flooring, radiator and inset ceiling spotlights.

EXTERNALLY

Gardens

A front drive for ample off road parking, patio laid slabs around to the side of the property and laid to lawn at the front round to the rear.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding Not Specified

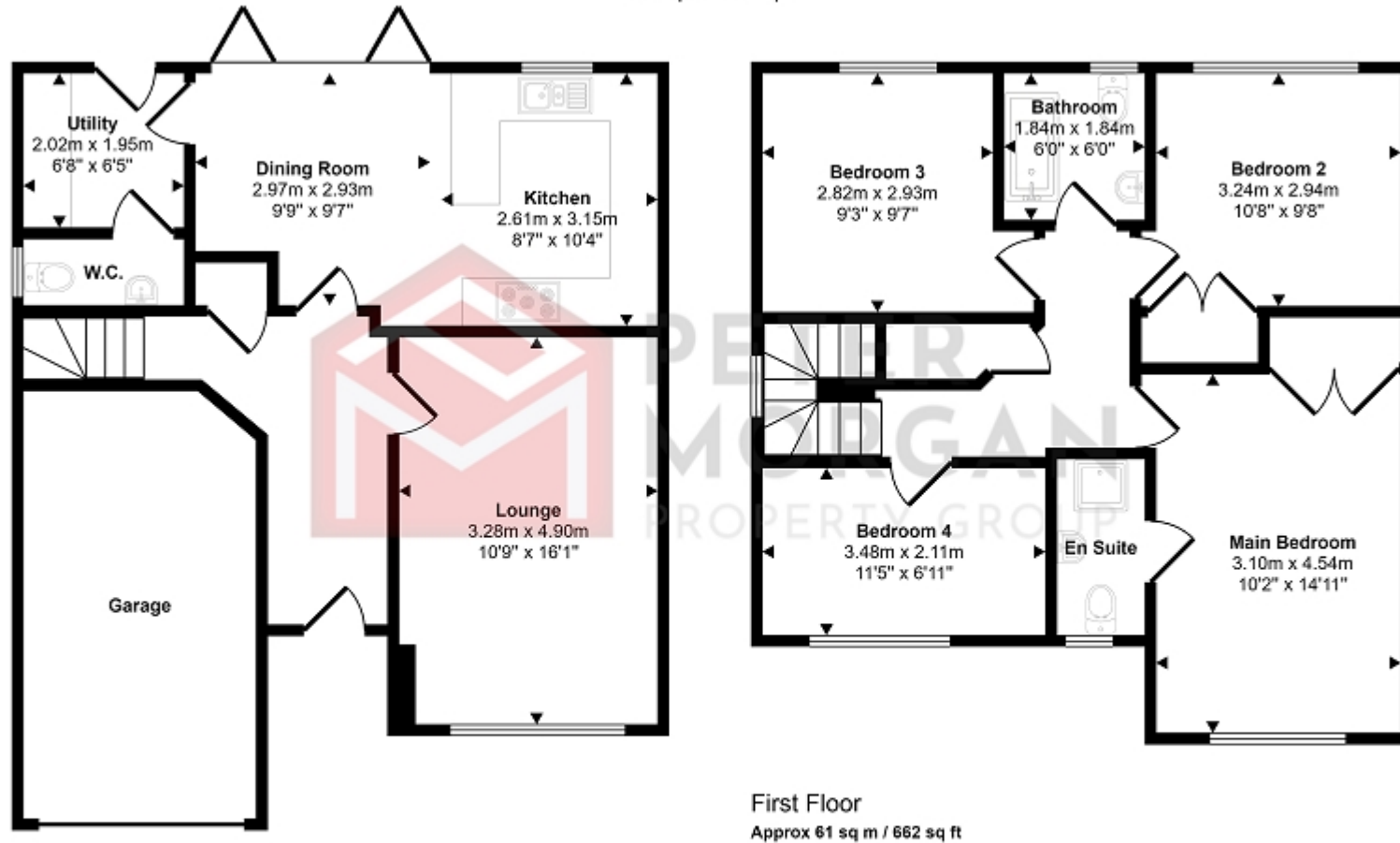
Current heating type Gas

Tenure (To be confirmed) Sol. To Verify






Approx Gross Internal Area
128 sq m / 1380 sq ft



Ground Floor
Approx 67 sq m / 718 sq ft

First Floor
Approx 61 sq m / 662 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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