



Cowell Road, Garnant, Ammanford, SA18 1NW

Offers In Region Of £169,950



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Cowell Road, Garnant, Ammanford, SA18 1NW

A four bedroom semi detached home situated on a side road in the village of Garnant. This ideal family home enjoys two reception rooms, a ground floor shower room, utility area and boasts an attractive rear garden. There is gas fired central heating and double glazing.

The village of Garnant offers excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, children's play areas and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.





Accommodation:

Entrance Hallway

Single panel radiator

Sitting Room

3.61m x 2.95m (11'10" x 9'8" (to chimney breast))

Double glazed window to front, single panel radiator, electric fire in surround.





Lounge

4.98m x 3.89m (16'4"/12'8" x 12'9")

Double glazed window to rear, double panel radiator, electric fire in surround.

Kitchen/Breakfast Room

3.76m x 2.9m (12'4" x 9'6")

Double glazed window & panelled door to side, fitted with wall & base units, stainless steel sink & draining board, integrated fridge/freezer, space for cooker, plumbing for dishwasher, part tiled walls. breakfast bar, single panel radiator, tiled floor, part tiled walls.

Utility Room

Double glazed window to rear, plumbing for washing machine, wall & base units.

Shower Room

Double glazed window to rear, single panel radiator, WC, wash hand basin in vanity cupboard, shower cubicle with mains shower.

First Floor Landing

Single panel radiator, access to loft.

Bedroom One

4.04m x 2.92m (13'3"/12'4" x 9'7")

Double glazed window to rear, two radiators.

Bedroom Two

3.25m x 2.9m (10'8" x 9'6"/7'11")

Double glazed window to rear, cupboard housing Worcester gas boiler providing domestic hot water & central heating.

Bedroom Three

3.66m x 3.15m (12'0" x 10'4"/7'1")

Double glazed window to front, double panel radiator, fitted wardrobes.

Bedroom Four

2.72m x 2.03m (8'11" x 6'8")

Double glazed window to front, single panel radiator.





Externally

Low maintenance forecourt, side pedestrian access to an enclosed and well maintained rear garden comprising lawned areas, artificial grass area, an abundance of trees & shrubs, storage shed, summer house, raised vegetable bed.

Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band C

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128