









32 Cowell Road, Garnant, Ammanford, SA18 1NW

Offers in the region of £160,000

A semi detached house set on a side road on the edge of the village of Garnant within approximately 4.5 miles of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises vestibule, entrance hall, lounge, sitting room, kitchen, utility room, downstairs shower room and 4 bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking and large rear garden with far reaching views.

#### **Ground Floor**

uPVC double glazed entrance door to utility. vestibule

#### **Vestibule**

with door to

#### **Entrance Hall**

with stairs to first floor, under stairs cupboard and radiator.

## Lounge

9'6" x 12'9" (2.92 x 3.91)



with feature fireplace, radiator, cornice ceiling and uPVC double glazed window to front.

# **Sitting Room**

11'10" x 9'11" (3.62 x 3.04)



with feature fireplace and electric fire, 2 alcove cupboards, radiator and uPVC

double glazed window to side and rear into utility.

#### **Kitchen**

12'9" x 9'11" (3.91 x 3.04)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with ordinary taps, gas fire, part tiled walls, radiator and uPVC double glazed window to rear and to side into utility.

## **Utility**

8'2" x 6'5" (2.5 x 1.96)



with plumbing for automatic washing machine, part tiled walls, electric cooker point, radiator and uPVC double glazed window to side and door.

#### **Downstairs Shower Room**

5'2" x 6'4" (1.58 x 1.94)



with low level flush WC, pedestal wash hand basin, level access shower with mains with fireplace, radiator and uPVC double shower, tiled walls, hatch to roof space, radiator and uPVC double glazed window to rear.

#### **First Floor**

## Landing

with hatch to roof space.

#### **Bedroom 1**

11'5" x 10'4" inc to 11'0" (3.49 x 3.16 inc to 3.36)



with fireplace, radiator, textured and coved ceiling and uPVC double glazed window to front.

#### **Bedroom 2**

10'1" x 10'3" inc to 10'11" (3.09 x 3.13 inc to 3.34)



glazed window to rear.

#### **Bedroom 3**

13'2" max x 9'11" (4.03 max x 3.04)



with airing cupboard with fully lagged hot water cylinder, fireplace, radiator and uPVC double lazed window to side.

**Bedroom 4** 8'0" x 6'2" (2.46 x 1.9)



and the property can be found on the right hand side at the top of the hill, identified by our For Sale board.

with exposed floorboards and uPVC double glazed window to front.

#### **Outside**





raised and laid to shingle, side driveway, rear garden with lawned garden, glasshouse, paved patio, outside light and tap.

#### **Services**

Mains gas electricity, water and drainage

### **Council Tax**

Band C

#### **NOTE**

All internal photographs are taken with a wide angle lens.

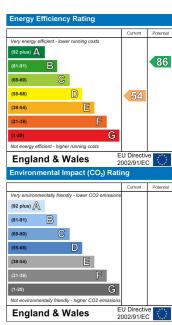
#### **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel approximately 4 miles to the furthest end of Garnant then turn right into Bryncethin Road. Turn next right into Stepney Road then left into Cowell road GROUND FLOOR 1ST FLOOR



Whists every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tiens are approximate and no responsibility is taken for any encry, 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.





#### Please note:

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