



**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 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 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)



with fireplace, radiator and uPVC double 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 glazed 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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

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