



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**37 Stepney Road
Garnant
Ammanford
Carmarthenshire
SA18 1NN.**

Price **£250,000**



- Three bedroom detached property
- Lounge, sitting room
- Bathroom, shower room, utility
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking, two garages
- Views to surrounding countryside

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

We have the pleasure in offering for sale this three bedroom detached family home in the village of Garnant close to local amenities such as school, shops, restaurants, surgery. Ammanford town centre is approximately 4 miles away with further amenities including secondary school, shops, banking, public houses, restaurants, railway station, bus station and M4 junction at Pont Abraham a further 7 miles away.

EPC Rating: E54

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Stepney Road, Garnant, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises hallway, sitting room, lounge, kitchen, rear hallway, utility, shower room, landing, bathroom and three bedrooms.

The property benefits from rear garden, gas fired central heating, Upvc glazing, driveway for ample off road parking, two garages and views to the surrounding country side.

The property has been recently renovated.

Upvc glazed door to

Hallway

Laminate flooring, stairs to first floor.

Sitting Room (13' 7" x 9' 9") or (4.13m x 2.97m)

Upvc glazed window to front, radiator.

Lounge (13' 7" x 11' 7") or (4.15m x 3.52m)

Upvc glazed window to front, radiator, under stair storage.

Kitchen (16' 8" Max x 15' 1" Max) or (5.07m Max x 4.59m Max)

Three upvc glazed windows to rear, upvc glazed window to side, two radiators, six down lights, laminate flooring, fitted base unit, marble effect work surface, island with built in units and marble effect work surface, induction hob with an extractor fan above, oven, 1/2 bowl sink unit with mixer tap, integrated dishwasher.

Rear Hallway

Wooden do to side, laminate flooring.

Utility (6' 8" x 5' 11") or (2.03m x 1.80m)

Upvc glazed window to side, laminate flooring, plumbing for automatic washing machine.

Shower Room (7' 1" x 5' 7") or (2.16m x 1.69m)

Upvc glazed with to side, radiator, textured and covered ceiling, part tiled walls, close coupled Wc, wash hand basin in unit, shower cubicle.

Landing

Upvc glazed window to front, radiator, hatch to roof space.

Stepney Road, Garnant, Ammanford, Carmarthenshire.

Bedroom 2 (11' 4" x 9' 10") or (3.45m x 2.99m)

Upvc glazed window to side, radiator, built in unit housing Worcester gas fired boiler controlling domestic hot water and central heating.

Bathroom (9' 1" x 4' 11") or (2.78m x 1.51m)

Towel radiator, 3 downlights, part tiled walls, wash hand basin unit, close coupled Wc, bath with shower over, extractor fan.

Bedroom 3 (9' 3" x 8' 2") or (2.83m x 2.49m)

Upvc glazed window to front, radiator.

Bedroom 1 (13' 6" x 10' 3") or (4.12m x 3.12m)

Upvc glazed window to front, radiator.

Outside

Step to front door with paved area surround.

Driveway for ample parking to side which leads further parking area to rear and garage 2.

Gravelled area to rear leading on to lawned area with mature trees and shrubs.

Garage 1

Up and over door to front, wooden door to side, window to rear.

Garage 2 (25' 11" x 23' 0") or (7.90m x 7.01m)

Roller door to front, aluminium door to front, separate work shop area.

Agents Note

According to Natural Resource Wales there is a 1% - 3.3% flooding from surface water and small watercourses. There is no known history of flooding at the property.

Broadband and Mobile phone

There is Superfast broadband in this area. There is mobile coverage in this area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the village of Glanamman and on entering the village of Garnant, at the mini roundabout take a right into Dynefor Road, then bear left into Stepney Road and the property can be found on the right hand side.

