

**10 Cowell Road
Garnant
Ammanford
Carmarthenshire
SA18 1NW**

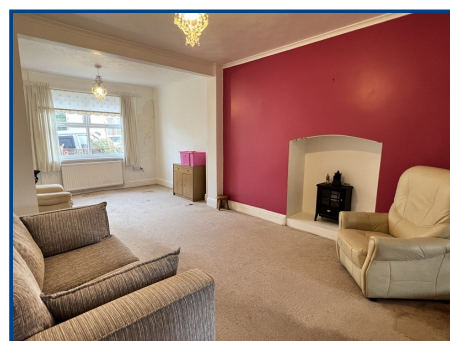
Price £129,950



- Two bedroom semi detached property
- Living/ dining room
- Kitchen/ diner
- Wet room
- Upvc glazing
- Gas fired central heating
- Rear garden

General Description

We have the pleasure in offering for sale this two bedroom semi detached property located in the village of Garnant close to local amenities including primary school, shops, surgery, restaurants, river side walk and approximately three miles from Ammanford town centre and further amenities including primary schools, secondary school, leisure centre, places of worship, shops, banking and approximately 7 miles from junction 49 of the M4.



EPC Rating: E49

Cowell Road, Garnant, Ammanford, Carmarthenshire.

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The accommodation briefly comprises hallway, living/ dining room, kitchen/ diner, wet room, landing and two bedrooms.

The property has the benefit of upvc glazing, gas fired central heating and a rear garden.

Upvc glazed door to

Hallway

Radiator, polystyrene tiled ceiling, dado rail, stairs to first floor, hard wired smoke alarm.

Living/Dining Room (22' 8" x 12' 0" Max) or (6.90m x 3.65m Max)

Upvc glazed window to front, two radiators, textured and coved ceiling, under stair storage.

Kitchen/Diner (18' 11" x 14' 6" Max) or (5.76m x 4.43m Max)

Upvc glazed door to rear, upvc glazed windows to side and rear, two radiators, fitted base units, work surface, cooker point, stainless steel sink unit with mixer tap, plumbing for automatic washing machine.

Wet Room (10' 9" x 3' 10") or (3.27m x 1.16m)

Upvc glazed window to rear, radiator, Respatex walls, walk in shower, pedestal wash hand basin, close coupled WC, extractor fan.

Landing

Upvc glazed window to rear, radiator, polystyrene tiled ceiling, hatch to roof space, hard wired smoke alarm.

Bedroom 2 (11' 3" x 9' 1") or (3.42m x 2.78m)

Upvc glazed window to rear, textured ceiling, built in storage housing MINI gas fired boiler controlling domestic hot water and central heating.

Bedroom 1 (16' 2" x 11' 10") or (4.93m x 3.61m)

Upvc glazed windows to front, radiator, textured ceiling.

Outside

Front gravelled area.

Shared footpath to side.

Concrete area to rear with steps to footpath leading to lawned and patio areas with mature trees and shrubs. Views over looking the Brecon Beacons.

Broadband and Mobile phone

There is Superfast Broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

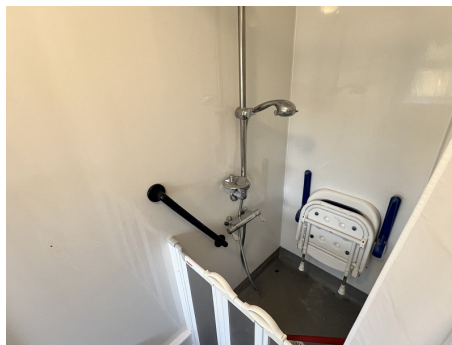
Freehold

Council Tax

B

Directions

Leave Ammanford on High Street and continue to the T junction. Turn left towards the village of Glanamman and Garnant. Proceed through Glanamman. On entering Garnant, at the mini roundabout turn right into Dynevor Road then taking the first left onto Stepney road. Proceed along Stepney Road and then take the first right into Cowell Road where the property can be found on the right hand side.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.