



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

33 Cowell Road  
Garnant  
Ammanford  
Carmarthenshire  
SA18 1NW.

Price **£196,000**



- Three bedroom semi detached property
- Lounge, sitting/ dining room
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Generously sized rear garden



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

**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 miss-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](mailto:surveys@ctf-uk.com).

### General Description

We have the pleasure in offering for sale this unique and colourful three 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.

**EPC Rating: D60**



## Cowell Road, Garnant, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this unique and colourful three 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.

The accommodation briefly comprises hallway, lounge, sitting/ dining room, kitchen, bathroom, landing and three bedrooms.

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

### Upvc glazed door to

### Hallway

Textured ceiling, stairs to first floor, battery smoke alarm.

### Lounge (17' 7" x 9' 5") or (5.35m x 2.88m)

Upvc glazed window to front, textured and coved ceiling, radiator, laminate flooring.

### Sitting Room / Dining Room (17' 4" x 10' 7") or (5.29m x 3.23m)

Upvc glazed window to front, textured and coved ceiling, radiator, laminate flooring.

### Kitchen (14' 8" x 7' 8") or (4.47m x 2.33m)

Upvc glazed door to rear, upvc glazed windows to rear, upvc glazed window roof, radiator, laminate flooring, fitted base units, work surface, Belfast sink, mixer tap, plumbing for automatic washing machine, under stair storage.

### Bathroom (10' 4" x 6' 11") or (3.16m x 2.11m)

Two upvc glazed windows to rear, radiator, pedestal wash hand basin, close coupled WC, bath.

### Landing

Upvc glazed window to rear, textured and coved ceiling, hatch to roof space.

## Cowell Road, Garnant, Ammanford, Carmarthenshire.

### Bedroom 1 (17' 8" x 10' 3") or (5.39m x 3.13m)

Upvc glazed window to front, upvc glazed window to rear, textured ceiling, two radiators, storage cupboard housing shelving and Alpha gas fired boiler controlling domestic hot water and central heating.

### Bedroom 3 (8' 9" x 8' 1") or (2.67m x 2.47m)

Upvc glazed window to rear, textured ceiling, radiator.

### Bedroom 2 (12' 6" x 12' 0") or (3.81m x 3.65m)

Upvc glazed window to front, textured ceiling, radiator.

### Outside

Decked footpath to front surrounded by gravelled areas.

Side pedestrian access.

Decked seating area to rear with steps down onto lawned area. Steps to gravelled area with footpath leading to further lawned area.

Block built storage shed.

On street parking only.

### Broadband and Mobile phone

There is Ultrafast 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

C

### 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 left hand side near the end of the street.

