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33 Cowell Road Garnant **Ammanford Carmarthenshire SA18 1NW.**

Price **£196,000**

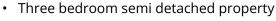












- · Lounge, sitting/ dining room
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- · Generously sized rear garden



General Description

EPC Rating: D60

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.

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.

Tel: **01269 591 884** Email: ammanford@ctf-uk.com Web: www.ctf-uk.com

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

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.











