



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

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

Price **£275,000**



- Three bedroom detached house
- Kitchen/ diner
- Lounge/ dining room
- Bathroom, en suite
- Upvc glazing
- Gas fired central heating
- Driveway for parking
- Landscaped garden
- Views to the surrounding countryside

General Description

We have the pleasure in offering for sale this detached three bedroom 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.

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.

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 detached three bedroom 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 entrance hall, kitchen/ diner, lounge/ dining room, landing, bathroom and three bedrooms, one with an en suite.

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

Upvc glazed door to

Entrance Hall

Radiator, tiled floor.

Kitchen/Diner (33' 4" Max x 10' 4" Max) or (10.17m Max x 3.16m Max)

Upvc glazed windows to front, rear and sides, upvc glazed door to rear, three radiators, part coved ceiling, tiled floor, part tiled walls, stairs to first floor, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, gas oven, gas hob with extractor fan over, integrated electric oven, plumbing for automatic washing machine and dishwasher, battery smoke alarm.

Lounge/ dining room (22' 11" Max x 13' 5" Max) or (6.98m Max x 4.09m Max)

Upvc glazed windows to front and rear, upvc glazed door to rear, three radiators, part coved ceiling, wooden flooring, log burner, dado rail, TV point.

Landing

Coved ceiling, hatch to roof space, wooden flooring, dado rail.

Bathroom (12' 0" Max x 7' 10" Max) or (3.65m Max x 2.38m Max)

Upvc glazed window to rear, radiator, towel radiator, wooden flooring, tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over, extractor fan, BAXI gas fired boiler controlling domestic hot water and central heating.

Cowell Road, Garnant, Ammanford, Carmarthenshire.

Bedroom 2 (14' 5" Max x 8' 4" Max) or (4.40m Max x 2.55m Max)

Two upvc glazed windows to front, radiator, coved ceiling, wooden flooring, storage cupboard.

Bedroom 3 (11' 2" x 10' 2") or (3.40m x 3.10m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 1 (12' 11" x 11' 7") or (3.94m x 3.54m)

Upvc glazed window to rear, radiator, coved ceiling, fitted wardrobes, two wall lights.

En Suite (6' 3" Max x 5' 4" Max) or (1.91m Max x 1.63m Max)

Upvc glazed window to rear, towel radiator, part tiled walls, four wall lights, close coupled WC, wash hand basin, walk in shower, extractor fan.

Outside

Landscaped garden to rear including patio seating area with views to the surrounding countryside, lawned areas with mature trees and shrubs, flowerbeds, pond, storage sheds and a greenhouse. Shared driveway to side leading to parking area with space for approximately two cars.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Agents Note

According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from surface water and small watercourses, but the vendors have made us aware that there is no known history of flooding at the property.

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. 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.

