



23 Cowell Road, Garnant

£185,000



Calow Evans
Estate Agents

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23 Cowell Road, Garnant

A well presented three bedroom property sits gracefully within a large beautifully maintained garden offering an attractive combination of comfort, space and scenery. This property is tastefully decorated throughout and benefits from gas fired central heating and double glazing. Outside an extensive garden is a standard feature and meticulously maintained, an ideal space for entertaining, relaxing and admiring the lovely mountain views.

The village of Garnant offers excellent leisure facilities to include riverside walks and cycle paths, recreational grounds, parks and boasts a modern primary school and an 18 hole golf course . The main shopping facilities are located at Ammanford town centre however the village offers a good range of amenities. Access to the M4 motorway is via junction 49 at Pont Abraham or junction 45 at Ynysforan.





Entrance Hallway:

Stairs to first floor, double panel radiator.

Lounge/Dining Room:

7.24m x 4.04m (23'9" x 12'8"/13'3")

Double glazed windows to front and rear, feature fireplace with coal effect gas fire, double panel radiator.

Kitchen/Breakfast Room:

3.33m x 3.2m (10'11" x 10'6")

Double glazed window and double glazed glass panel door to conservatory, fitted with a range of wall and base units, single bowl sink unit and draining board, breakfast bar, plumbing for washing machine, integrated fridge/freezer, Rayburn cooker, electric hob and oven with extractor fan over, two Velux windows, tiled floor, part tiled walls, understairs storage cupboard.





Bathroom:

3.38m x 2.57m (11'1" x 6'4"/8'5")

Double glazed obscure windows to rear and side, suite comprises corner panelled bath, WC, pedestal wash hand basin, corner shower enclosure, part tiled walls, built in cupboard housing gas boiler providing domestic hot water and central heating, double panel radiator.

Conservatory:

3.86m x 2.03m (12'8" x 6'8")

Double glazed glass panel door to rear.

First Floor Landing:

Double glazed window to rear, entrance to loft.



Bedroom One:

3.89m x 2.79m (12'9" x 8'10"/9'2")

Double glazed window to front, double panel radiator.

Bedroom Two:

3.43m x 3.4m (11'3" x 10'0"/11'2")

Double glazed window to rear, double panel radiator.

Bedroom Three:

2.84m x 2.41m (9'4" x 7'11")

Double glazed window to front, single panel radiator.



Externally:

A small frontage and side pedestrian access to a large well kept rear garden, outside shed, various storage sheds, garden mainly laid to lawn, paved patio enjoying mountain views.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.



Council Tax:

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Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street, proceed to the next junction in Pontamman and turn left. Proceed through the village of Glanamman and Garnant. On reaching the Raven Inn turn right on the roundabout onto Dynevor Road, take the next left and turn right onto Cowell Road whereby the property will be located approximately half way up the hill on the left hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





Address

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Office Contact

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