



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

Price **£255,000**



- 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
- NO FORWARD CHAIN

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.

EPC Rating: D60

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.

Cowell Road, Garnant, Ammanford, Carmarthenshire.

Property Description

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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 covered 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 covered 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.

