



Cowell Road, Garnant, Ammanford, SA18

Offers In Region Of £275,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Cowell Road, Garnant, Ammanford, SA18

We have pleasure in offering for sale a beautifully presented family home which is well designed, warm and welcoming. The property offers four bedroom accommodation, three reception rooms and a conservatory to the rear. The garden is generous without being overwhelming, large enough for children to run and play freely yet manageable to maintain, a choice of patio areas for outdoor dining - family barbeques or relaxed evenings watching the sunset. There is ample parking and a detached garage. Please note there is planning permission for a double extension above the existing kitchen and single storey rear extension, planning reference PL/02221 approved 6/7/2021, full details are available upon request.





Entrance Hallway:

Stairs to first floor.

Lounge:

4.83m x 3.1m (15'10" x 10'2")

Double glazed window to front, laminate flooring, feature alcoves with lighting, single panel radiator.

Sitting Room/Playroom:

3.05m x 2.97m (10'0" x 9'9")

Double glazed window to front, feature alcoves with shelving and lower level cupboards, laminate flooring, single panel radiator.





Dining Room:

3.23m x 3m (10'7" x 9'10")

Double glazed window to side, laminate flooring, single panel radiator.

Kitchen:

3.38m x 2.21m (11'1" x 7'3")

Double glazed window to side, fitted with a range of wall and base units, electric hob and oven with extractor fan over, Belfast sink unit and oak worktops, cupboard housing gas boiler providing domestic hot water and central heating (with the exception of one room), tiled floor, integrated fridge with small freezer, cupboard housing washing machine, part tiled walls, single panel radiator.

Conservatory:



Inner Hallway:

Understairs storage cupboard, laminate flooring.

Bathroom

3.18m x 1.57m (10'5" x 5'2")

Double glazed window to rear, suite comprises free standing double ended slipper bath with free standing bath taps and shower head, wash hand basin in vanity unit, shower enclosure with tiled splashback, WC, walls tiled to ceiling, downlighters, heated towel rail.

First Floor Landing:

Entrance to loft, single panel radiator.



Bedroom One:

4.8m x 3.43m (15'9" x 8'2"/11'3")

Double glazed window to front, laminate flooring, single panel radiator.

Bedroom Two:

4.8m x 2.29m (15'9" x 7'6")

Double glazed window to front, laminate flooring, single panel radiator.

Bedroom Three:

3.3m x 3.15m (10'10" x 10'4")

Double glazed window to side, single panel radiator.



Bedroom Four:

2.51m x 1.78m (8'3" x 5'10")

Double glazed window to front.

Externally:

An enclosed frontage, side stone driveway leading to a single garage with up and over door and electricity connected and attached storage shed, gravelled and paved patio areas, composite decking patio, mature rear garden laid to lawn.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

D.

Broadband/Mobile Phone Coverage:

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

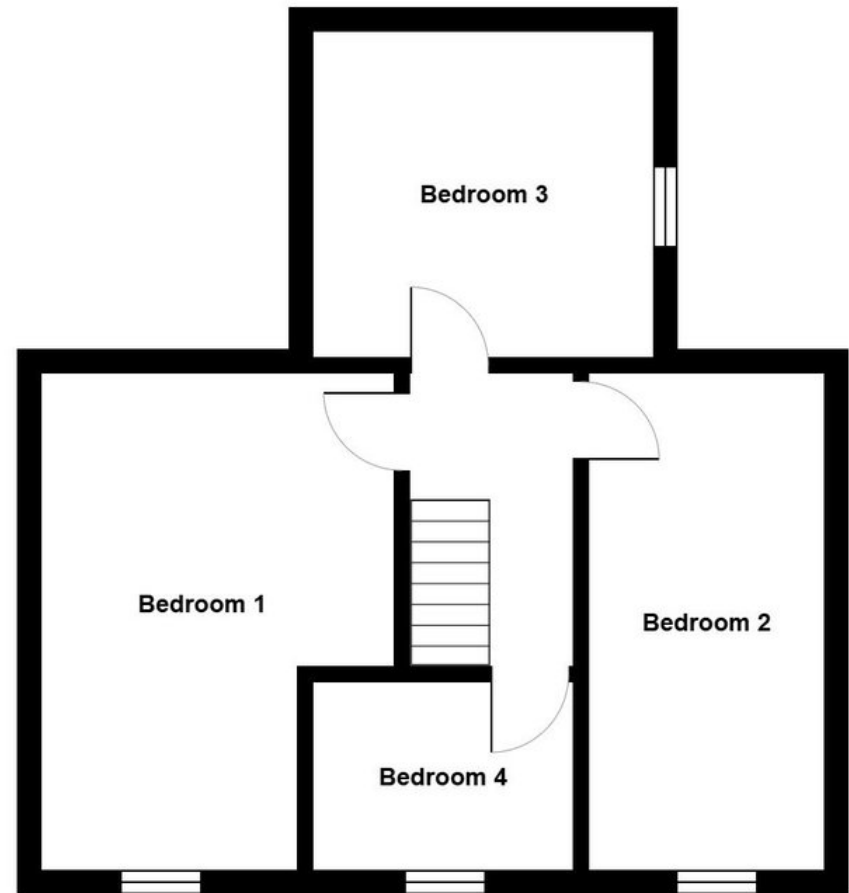
Planning Permission:

Please note there is planning permission for a double extension above the existing kitchen and single storey rear extension, planning reference PL/02221 approved 6/7/2021, full details are available upon request.

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 at the top of the hill on the right hand side.





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128