



11 Stepney Road, Garnant, Ammanford, SA18 1NN

Offers in the region of £155,000

A large semi detached house set on a side road on the edge of the village of Garnant within approximately 4.5 miles of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises vestibule, entrance hall, lounge, sitting room, dining room, kitchen, utility, wet room, 4 bedrooms and bathroom. The property benefits from gas central heating, mostly uPVC double glazing and rear garden.

Ground floor

uPVC double glazed entrance door to

Vestibule

6'1" x 4'8" (1.86 x 1.43)



with tiled floor, dado rail, cornice ceiling and door to

Entrance Hall



with stairs to first floor, dado rail, radiator and cornice ceiling.

Lounge

14'10" into bay. 12'9" (4.53 into bay. 3.91)



with tiled fireplace, radiator, cornice ceiling and uPVC double glazed bay window to front.

Sitting Room

12'2" x 10'7" (3.73 x 3.24)



with radiator, picture rail, cornice ceiling, shaver light and point and 2 uPVC double glazed windows to side.

Dining Room

12'10" x 11'1" (3.93 x 3.40)



with under stairs cupboard, radiator, tiled floor, coved ceiling and wooden single glazed sash window to side and door to side.

Kitchen

7'10" x 10'5" (2.39 x 3.18)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, electric cooker point, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear.

Hall

3'10" x 5'7" (1.18 x 1.71)

with tiled floor, polycarbonate roof and uPVC double glazed window and door to side.

Utility

7'5" x 5'7" (2.28 x 1.72)



with range of fitted base units, stainless steel single drainer sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, polycarbonate roof and uPVC double glazed window to side.

Wet Room

7'7" x 4'11" (2.32 x 1.52)



with low level flush WC, pedestal wash hand basin, electric shower, radiator, tiled walls, tiled floor, coved ceiling, extractor fan, shaver light/point and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, built in cupboard, 2 radiators and picture rail.

Bedroom 1

15'0" into bay x 11'6" (4.59 into bay x 3.52)



with radiator, picture rail, shaver light/point, and uPVC double glazed bay window to front.

Bedroom 2

12'6" x 11'6" (3.82 x 3.52)



with picture rail, radiator, shaver light/point and uPVC double glazed window to rear.

Bedroom 3

12'11" x 7'8" (3.94 x 2.35)



with radiator, picture rail, shaver light/point and uPVC double glazed window to side.

Bedroom 4

8'2" x 6'0" (2.50 x 1.84)



with radiator, picture rail and uPVC double glazed window to front.

Bathroom

7'5" x 7'8" (2.27 x 2.35)



with low level flush WC, pedestal wash hand basin, built in cupboard with wall mounted boiler providing domestic hot water and central heating, panelled bath, part tiled walls, extractor fan, shaver light/point, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with paved garden to front, side access to rear garden with outside tap, steps up to concrete area, lawned garden brick store shed and store shed.

Services

Mains gas, electricity, water and drainage,

Council Tax

Band B

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel approximately 4 miles to the furthest end of Garnant then turn right into Bryncethin Road. Turn next right into Stepney Road and the property can be found on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.