

Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1173.6 ft<sup>2</sup>  
109.03 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised Freehold

**SERVICES:** Mains water, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.

**TAX:** Band 'C'

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/0125/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



## 25 Stepney Road, Garnant, Ammanford, Carmarthenshire, SA18 1NN

- Traditional, Semi-detached Property
- Four Bedrooms
- South-facing Rear Garden
- Quiet Street Location in a Charming Village
- EPC RATING C. COUNCIL TAX BAND C.
- Three Reception Rooms
- Downstairs Family Bathroom
- Ideal Family Home
- Viewing A Must!

Price £189,950

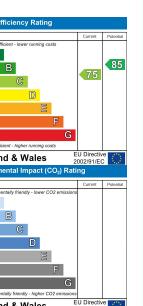
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***The Agent that goes the Extra Mile***





Situated on a quiet street in the charming village of Garnant we have for sale this traditional, semi-detached property that offers good family space. Boasting four bedrooms, three of which are doubles and three reception rooms, along with a downstairs family bathroom and everyone's wish, a south-facing rear garden this property really is an ideal family home! Viewing is highly recommended to appreciate the size, presentation and location. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises : Vestibule, hallway, sitting room, lounge, kitchen, dining room, family bathroom, landing and four bedrooms. Externally, enclosed frontage and secure gated pedestrian access to the rear garden. An enclosed south-facing rear garden with a patio then steps leading up to the remainder of the garden which is laid to lawn and then decking.

The village of Garnant offers excellent leisure facilities including riverside walks, parks, recreational grounds, public houses/restaurants, take-aways and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.

#### **..AGENTS VIEWING NOTES**

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Mains gas, water, electric and sewerage connected. Council tax band C. On-street parking only. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability-Mobile phone coverage available for Vodafone and O2, limited phone coverage for EE and Three. From the information currently available to the Coal Authority, a mining report is recommended for this property. Vendor has made us aware that the fire in the lounge does not work and the shower tray is leaking.

#### **VESTIBULE**

#### **HALLWAY**

#### **SITTING ROOM**

#### **LOUNGE**

#### **KITCHEN**

#### **DINING ROOM**

#### **FAMILY BATHROOM**

#### **LANDING**

#### **BEDROOM 1**

#### **BEDROOM 2**

#### **BEDROOM 3**

#### **BEDROOM 4**

#### **DIRECTIONS**

From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanaman. Continue onto the village of Garnant. Follow the road through the village and when you get to the roundabout go straight across the roundabout and take the first turning on your right signposted "Jolly Road". Follow the road up and at the junction turn left onto "Stepney Road". Follow the road down and the property is situated on the right, number 25.



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.