



5 Stepney Road, Garnant, Ammanford, SA18 1NN

Offers in the region of £189,950

A 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 entrance hall, lounge/diner, kitchen, three bedrooms, bathroom, conservatory and rear porch. The property benefits from gas central heating, uPVC double glazing, off road parking, detached garage and rear garden.

Ground Floor

Entrance Hall

with stairs to first floor, radiator and textured ceiling

Lounge

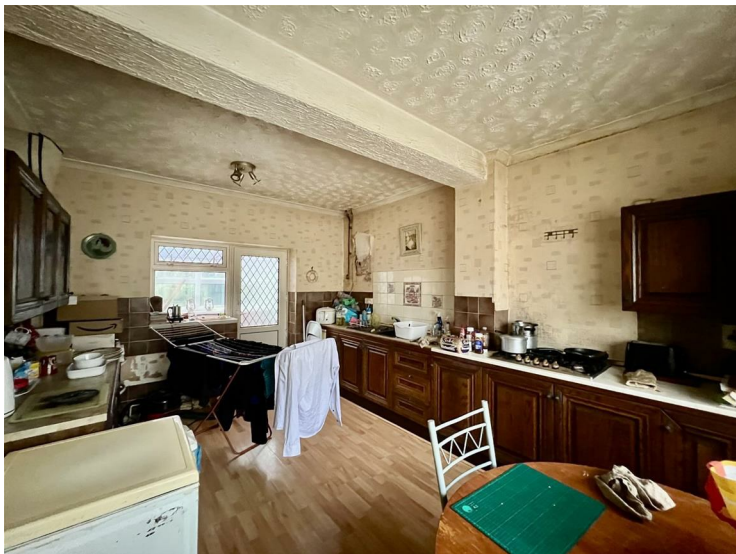
24'10" x 10'4" inc to 11'10" (7.59 x 3.15 inc to 3.62)



with feature fireplace, two radiators, textured and coved ceiling and uPVC double glazed window to front and sliding doors to rear

Kitchen

15'5" x 11'3" (4.72 x 3.45)



with base and wall units, display cabinet, single drainer sink unit with mixer taps, five ring gas job, built in oven, part tiled walls, radiator, textured and coved ceiling, uPVC double glazed bay window to front and rear with door

Rear porch

4'7" x 7'8" (1.41 x 2.35)

with uPVC double glazed window to rear and door to side

Potential WC

with plumbing for WC

Conservatory (in need of repair)

with uPVC double glazed windows and door

First Floor

Landing

with hatch to roof space, textured and coved ceilings and uPVC double glazed window to rear

Bedroom 1

16'3" x 11'3" red to 8'6" (4.96 x 3.45 red to 2.61)



with radiator, textured and coved ceiling, built in wardrobes and uPVC double glazed window to front

Bedroom 2

16'3" x 8'8" (4.97 x 2.65)



with radiator, textured and coved ceilings and uPVC double glazed window to front

Bedroom 3

7'8" x 8'5" (2.35 x 2.57)



with radiator, textured ceiling and uPVC double glazed window to front

Bathroom

8'8" x 11'10" (2.66 x 3.61)



with low level flush WC, pedestal wash and basin, panelled bath with main shower over, built in cupboard, shelving, tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear

Outside

with drive to side leading to further off road parking, pedestrian side access, steps up to lawned garden with apple trees

Store Shed

4'9" x 3'2" (1.47 x 0.99)

with plumbing for automatic washing machine

Services

Mains gas, electricity, water and drainage

Council Tax

Band D

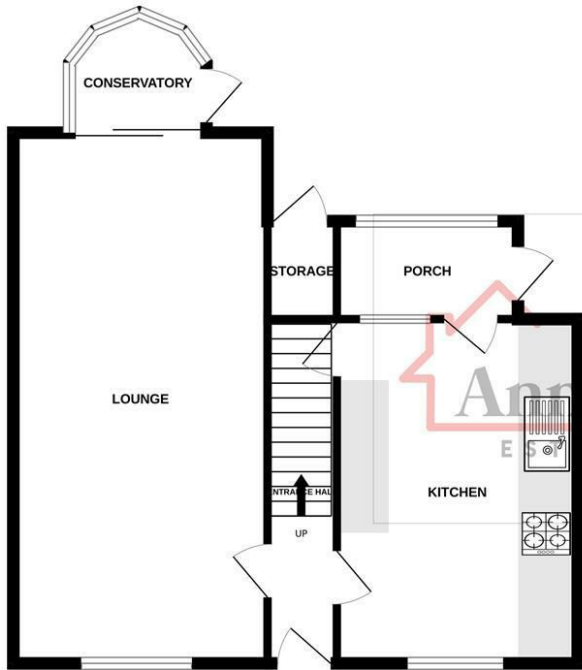
NOTE

All internal photographs are taken with a wide angle lens.

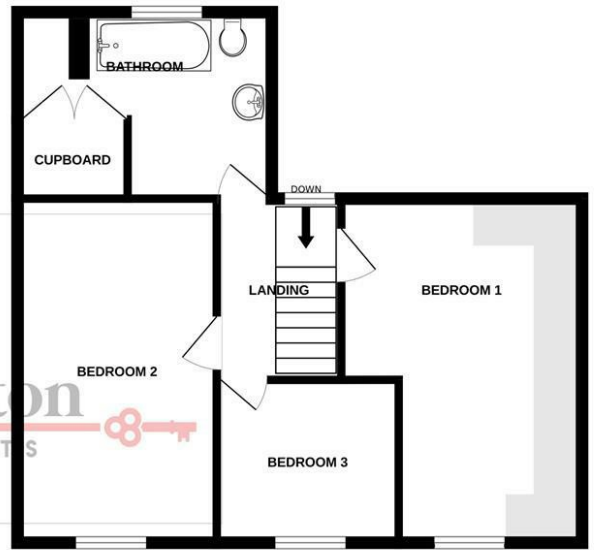
Directions

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.

GROUND FLOOR



1ST FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	56	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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.