

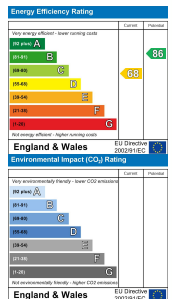


## 31 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, SA18 1HB

- Traditional, End-of-Terrace Property
- Three Double Bedrooms
- Rear Elevated Views Of the Open Countryside
- Ideal First Time Buy!
- Two Reception Rooms
- Parking Space to the Side for 1 Vehicle
- Village Location With Good Links To Swansea & Ammanford
- Viewing Highly Recommended To Appreciate The Size, Presentation & Location!
- EPC RATING D. COUNCIL TAX BAND C.

**Offers In The Region Of £167,950**

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







Welcome to this delightful three bedroom end of terrace house, situated in the charming village of Gwaun Cae Gurwen, offering a wonderful opportunity for first time buyers, families or investors. A significant benefit is the dedicated parking space to the side, providing off road parking for one vehicle. Located in the heart of GCG this property offers easy access to local amenities, and is well connected to the larger towns of Swansea and Ammanford. With a spacious layout, countryside views and convenient location, this property is the perfect place to call home. Enjoy the tranquillity of village life with the convenience of urban access. Contact us today to book a viewing to appreciate size, location and presentation! EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises of : Hallway, sitting room/office, lounge, kitchen/diner, downstairs family bathroom, landing and three double bedrooms. Externally to the rear, an enclosed south-westerly courtyard garden which comprises of a lovely patio area and small outbuilding.

Gwaun-Cae-Gurwen is a friendly village in Neath Port Talbot, South Wales. Gwaun-Cae-Gurwen is located five mile east of the nearest town of Ammanford and nearly twenty miles north of Swansea. Nearby villages include Cwmgors, Brynamman, Taigwaith, Glanamman and Garnant. In the vicinity are local cycle paths open all year round and some of the most beautiful countryside in the UK. The village has their own cycle group and organizes cycle runs, junior's ride on Saturday morning and senior's ride on Sunday afternoons (weather dependant). There is a local library and community centre which is a volunteer run facility linked to the Neath Port-Talbot libraries. Within the village there also a doctor's surgery and local convenience shops.



### ..AGENTS VIEWING NOTES

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band C. The title has easements; we have a copy on file and the easement states that you have right-of-way over number 29's drive and rear to put out the bins and to carry out any maintenance to the rear of the property. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- full mobile phone coverage for EE, Three and O2, limited mobile phone coverage for Vodaphone. Based on the information

currently available to the Coal Authority, a mining report is recommended for this property. No parking available on the road outside the property but has a parking space to the side for 1 vehicle, there is also a communal public car-park situated a few yards away as well for additional parking. Small outbuilding at the rear which houses the Gas Meter 7Ft x 5Ft, which may contain asbestos

### HALLWAY

### SITTING ROOM

### LOUNGE

### KITCHEN/DINER

### INNER HALL

### FAMILY BATHROOM

### LANDING

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3



### DIRECTIONS

From our Ammanford office, proceed back to the lights bearing left onto the A474 signposted Glanamman. Continue until reaching the village of Gwaun Cae Gurwen, go over the railway tracks, passing a CK's on your left. Follow the road along going past the public car-park on your right and the property is situated on your right, number 31.

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