



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

TAX: Band 'C'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on AJS/SC/0525/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

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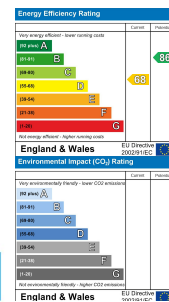


31 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, SA18 1HB

- Double-fronted End-of-Terrace Property
- Three Double Bedrooms
- South-westerly facing courtyard garden
- Village Location With Good Links To Swansea & Ammanford
- Double glazing
- Two Reception Rooms
- Off-street parking
- Rear Elevated Views Of the Open Countryside
- Downstairs bathroom
- EPC RATING D

Price £158,000

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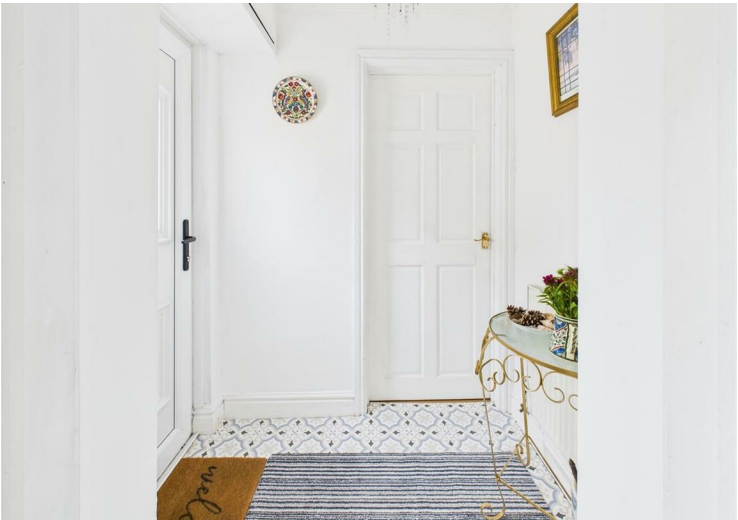


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The Agent that goes the Extra Mile





This delightful three bedroom end of terrace house is 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. Enjoy the tranquillity of village life with the convenience of urban access. EPC RATING D.

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 a lovely patio area and small outbuilding.

Gwaun-Cae-Gurwen is a village in Neath Port Talbot, and is located about five miles east of the market town of Ammanford. 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 Vodafone. 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 in our TV channel to view our location videos about the area.