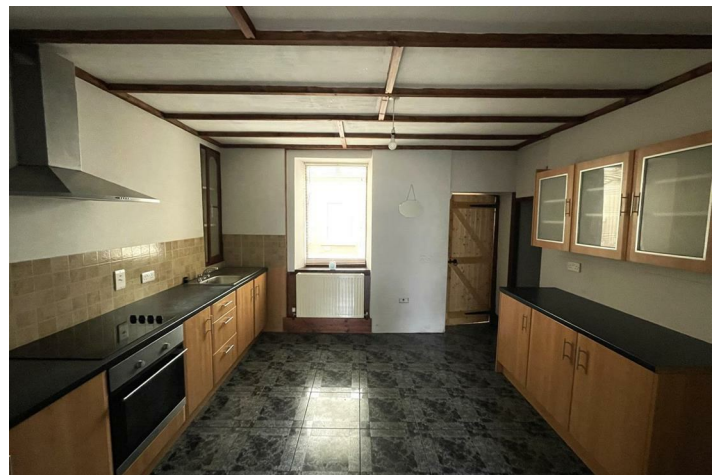




66 Heol Cae Gurwen

Gwaun Cae Gurwen, Ammanford, SA18 1PB

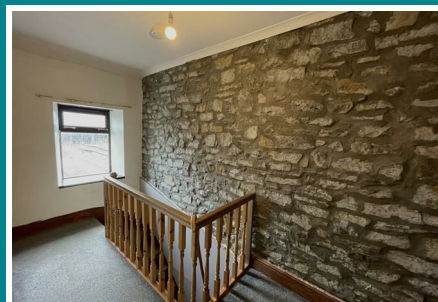
Offers in the region of £119,995



66 Heol Cae Gurwen

Gwaun Cae Gurwen, Ammanford, SA18 1PB

Offers in the region of £119,995



Entrance Porch

4'4" x 3'6" (1.33m x 1.08m)

Entrance is via a uPVC double glazed door with patterned glass, Floor tiles, Smooth ceiling, Fuse box and electric meter, Door leading to hallway.

Entrance Hallway

Laminate flooring, Smooth ceiling with 1 x light fitting, 1 x radiator with a radiator cover, Smooth ceiling to the first floor, 2 x doors leading to the kitchen and the lounge.

Lounge

12'1" x 10'1" (3.69m x 3.09m)

Part feature stone wall with a feature fire place, Beamed ceiling with 1 x light fitting, Laminate flooring, uPVC double glazed window to the front, 1 x radiator, Arch leading to the kitchen

Kitchen/ Diner

12'7" x 11'7" (3.85m x 3.55m)

With a range of wall and base units with work surface over with 2 x in-built display cupboards, Integrated single oven, Integrated ceramic hob, Extractor fan, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Floor tiles, Beamed ceiling with 1 x light fitting, 1 x radiator, Under stair storage, Door leading to the rear hallway, Window pane looking into the rear porch.

Rear Hallway

Floor tiles, 2 x Doors leading to the rear porch and storage cupboard, Beamed ceiling with 1 x light fitting, 1 x radiator, Sliding door leading to the Downstairs bathroom, Window pane looking into the rear porch.

Downstairs Bathroom

10'0" x 6'5" (3.06m x 1.97m)

Panelled bath with an electric shower, Pedestal wash hand basin, Low level flush cistern, Beamed ceiling with 1 x light fitting, Part wall tiles, 1 x radiator, uPVC double glazed window with obscured glass

Rear Porch

12'0" x 6'0" (3.67m x 1.83m)

Floor tiles, Worksurface, Plumbing made ready for a washing machine, Lean-to with 1 x light fitting, Wall mounted boiler, Carbon monoxide alarm, uPVC double glazed door and window to the rear.

Staircase and Landing

Laid carpet, Feature stone wall, uPVC double glazed window to the rear, Attic hatch, Smoke alarm, 3 x doors to bedrooms 1-3, Smooth ceiling with 1 x light fitting.

Bedroom 1

10'2" x 10'2" (3.11m x 3.11m)

Laid Carpet, Feature stone wall, Smooth ceiling with 1 x

light fitting, 1 x radiator, uPVC double glazed window to the rear

Bedroom 2

11'10" x 8'5" (3.61m x 2.57m)

Laid Carpet, Feature stone wall, Smooth ceiling with 1 x light fitting, 1 x radiator, uPVC double glazed window to the front

Bedroom 3

8'7" x 7'6" (2.62m x 2.30m)

Laid Carpet, Feature stone wall, Smooth ceiling with 1 x light fitting, 1 x radiator, uPVC double glazed window to the front

Externally

Externally and to the front there is a gated access to the front door, To the rear there is a terraced enclosed garden featuring decorative chippings and several patio areas, Potential vegetable patch, Rear pedestrian right of way, The rear enjoys many hours of sunshine in a quiet surrounding.

Disclaimer

Disclaimer:

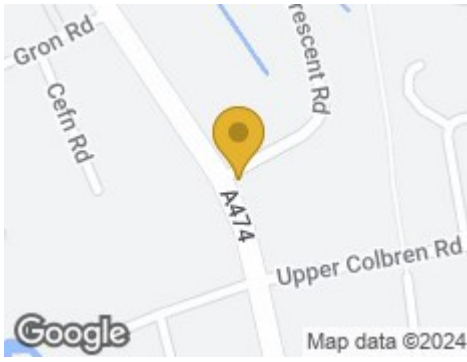
Disclaimer general information:

Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map

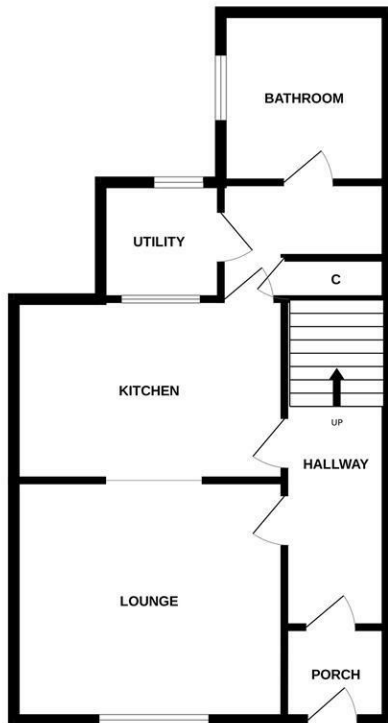


Terrain Map

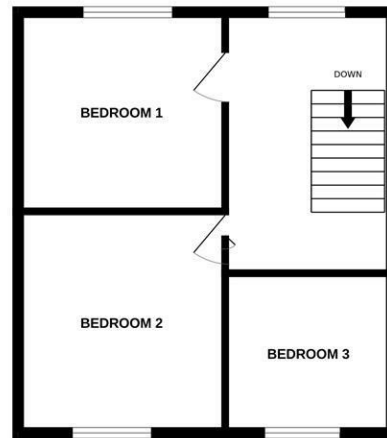


Floor Plan

GROUND FLOOR



1ST FLOOR

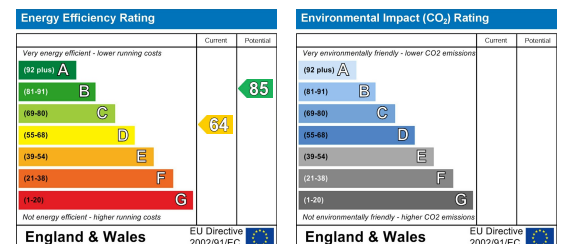


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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