



## 3 Water Street

Gwaun Cae Gurwen, Ammanford, SA18 1HA

Offers in the region of £195,000



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## Front/Dining Room

14'1" x 12'4" (4.30m x 3.77m)

Entrance is via a composite door with patterned glass, Floor tiles, Log burner sat on tiled hearth with a stone and oak fire surround, 1 x uPVC double glazed window to the front, Feature stone wall, 1 x modern radiator, Ceiling light, 2 x door leading to the kitchen and arch leading to the lounge

## Lounge

13'7" x 8'8" (4.15m x 2.66m)

Laid carpet, 1 x modern radiator, 1 x light fitting, 1 x uPVC double glazed window to the front.

## Kitchen

10'4m x 10'9" (3.15m x 3.28m)

With a range of modern and attractive wall and base units with a solid oak worksurface over, Integrated hob and integrated over and grill, 1 1/2 bowl sink and drainer unit with a hot and cold mixer tap over, Part wall tiles, Space for a fridge freezer, Floor tiles, Integrated washing machine, Door leading to the downstairs bathroom

## Family Bathroom

9'2" x 5'6" (2.80m x 1.70m)

Featuring a panelled bath with an electric shower over

head, Heated towel rail, Low level flush cistern, wash hand basin over attractive base unit, Part panelled walls, 1 x light fitting, 1 x uPVC double glazed window to the side with obscured glass, Attractive floor tiles

## Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the rear, 1 x light fitting, Doors leading to bedrooms 1-2

## Bedroom 1

14'0" x 8'10" (4.27m x 2.70m)

Laid carpet, 1 x radiator, 1 x uPVC double glazed window to the front, 1 x light fitting and attic hatch

## Bedroom 2

15'1" x 8'10" (4.60m x 2.71m)

Laid carpet, 1 x radiator, 1 x uPVC double glazed window to the front, 1 x light fitting and attic hatch, In-built cupboard

## Externally

Externally and to the front/Side this property benefits from off road parking for two vehicles, side access leading to the rear which features a large garden which has been landscaped and maintained to a high standard by the current owners. The rear boasts a mixture of patio areas, laid lawn, Polytunnel, several

sheds and a large area to grow vegetables etc. The rear also enjoys sunshine all day in a quiet surrounding.

### Disclaimer

Disclaimer general information Services:

Mains electricity, water and sewerage services. The appliances at this property 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 These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as

statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if

you have a specific enquiry in relation to the property, area or general enquiries.



## Road Map



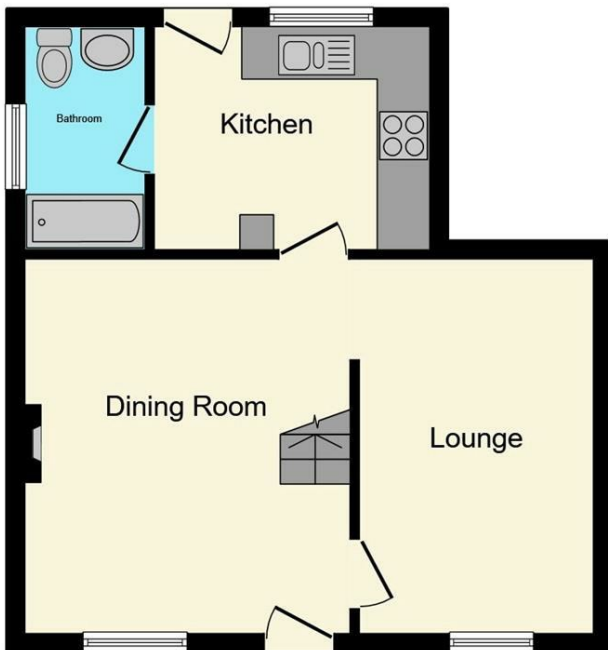
## Hybrid Map



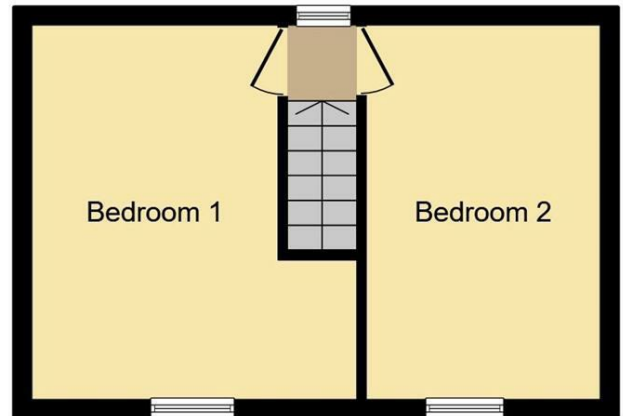
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 40.1 m<sup>2</sup> (431 sq.ft.)



**First Floor**  
Floor area 27.8 m<sup>2</sup> (299 sq.ft.)

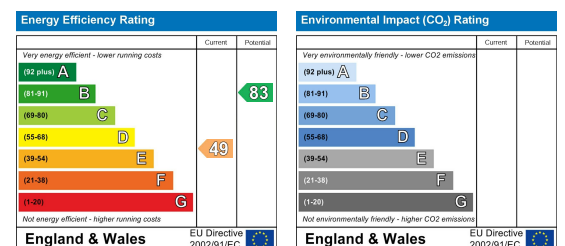
**TOTAL: 67.9 m<sup>2</sup> (731 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.