



Graig Road, Gwaun Cae Gurwen, Ammanford, SA18

Offers In Region Of £110,000



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Graig Road, Gwaun Cae Gurwen, Ammanford, SA18

A three bedroom mid terraced property conveniently situated to all the amenities the village of Gwaun Cae Gurwen has to offer. The property benefits from partial gas fired central heating and double glazing. There is off road parking to the front and rear and a good sized rear garden. This is an ideal property for the investor .

The village of Gwaun Cae Gurwen offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre.





### Entrance Porch:

Tiled floor, door to lounge.

### Lounge/Dining Room:

6.93m x 4.01m (21'21" x 13'2" to chimney breast)

Double glazed window to front, brick fireplace and gas fire with back boiler providing domestic hot water and part central heating, understairs storage cupboard, two double panel radiators, stairs to first floor.

### Kitchen:

2.54m x 1.85m (8'4" x 6'1")

Single glazed internal window, wall and base units, single panel radiator.





## Utility Room:

Double glazed window and double glazed glass panel door to rear, fitted with base units, single bowl sink unit and draining board, part tiled walls, single panel radiator.

## Shower Room:

Double glazed obscure window to rear, shower area, wash hand basin, single panel radiator. Separate WC, double glazed window to rear.

## First Floor Landing:

Entrance to loft.

## Bedroom One:

Double glazed window to rear, cupboard housing hot water tank, single panel radiator.

## Bedroom Two:

Double glazed window to front.

## Bedroom Three:

Double glazed window to front.

## Externally:

A hardstanding to the front providing off road parking. A good sized rear garden laid to lawn with off road parking to the rear.

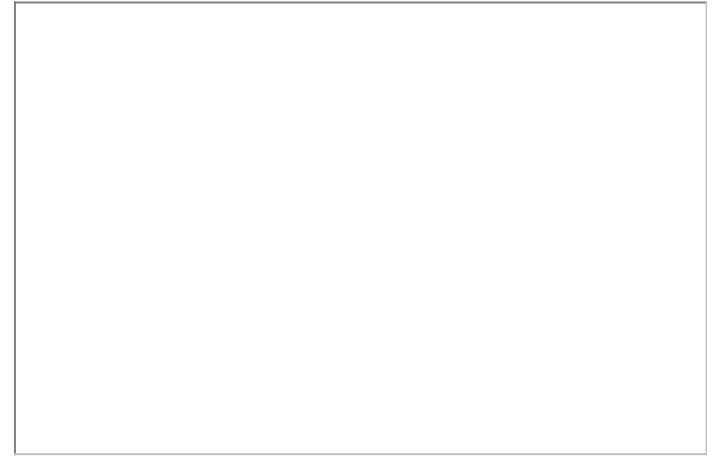
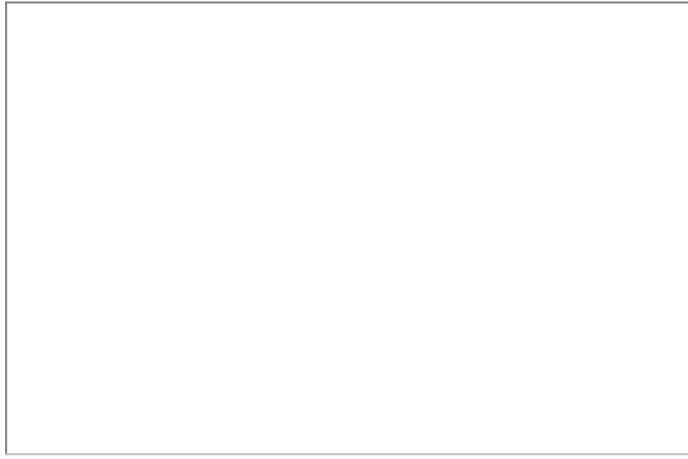
## Services:

We are advised all mains services are connected.

## Tenure:

Freehold.





**Council Tax Band:**

B.

**Broadband/Mobile Phone Coverage:**

There is ultrafast broadband and mobile phone coverage in the area.

**Directions:**

From our office, turn left at the traffic lights on College Street and proceed through the villages of Glanamman & Garnant. Continue through the village of Gwaun Cae Gurwen passing the Mount Pleasant where the property will be located on the left hand side.

**Disclaimer:**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128