

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

Offers in the region of £159,950

An end terrace house set in village of Gwaun Can Gurwen and approximately 5 miles from Ammanford town centre and all of its amenities. Accommodation comprises entrance hall, lounge, sitting room, kitchen, bathroom and 3 double bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking for one car and enclosed low maintenance garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with radiator, laminate floor and coved ceiling.

Sitting Room

17'11" x 13'8" (5.48 x 4.17)



with radiator, coved ceiling and uPVC double glazed window to front.

Lounge

18'4" x 12'9" (5.61 x 3.90)



with electric fire in feature surround, under stairs cupboard, laminate floor, 2 radiators, coved ceiling and uPVC double glazed window to front and Patio doors to rear. Access to stairs to first floor.

Kitchen

13'6" x 14'4" (4.13 x 4.38)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, electric cooker point with extractor over, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear and door to side.

Bathroom

10'4" inc to 13'5" c 5'4" red to 2'4" (3.15 inc to 4.11 c 1.64 red to 0.72)

with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, radiator, part tiled and part tongue and groove walls, tiled floor, textured and coved ceiling, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, coved ceiling and uPVC double glazed window to front. Cupboard with wall mounted gas boiler providing domestic hot water and central heating and slatted shelves.

Bedroom 1

18'1" x 13'10" (5.52 x 4.23)



with radiator, coved ceiling and uPVC double glazed window to front and rear with fine views of the mountains.

Bedroom 2

9'3" x 10'2" (2.83 x 3.11)



with painted floorboards, radiator, coved ceiling and uPVC double glazed window to rear.

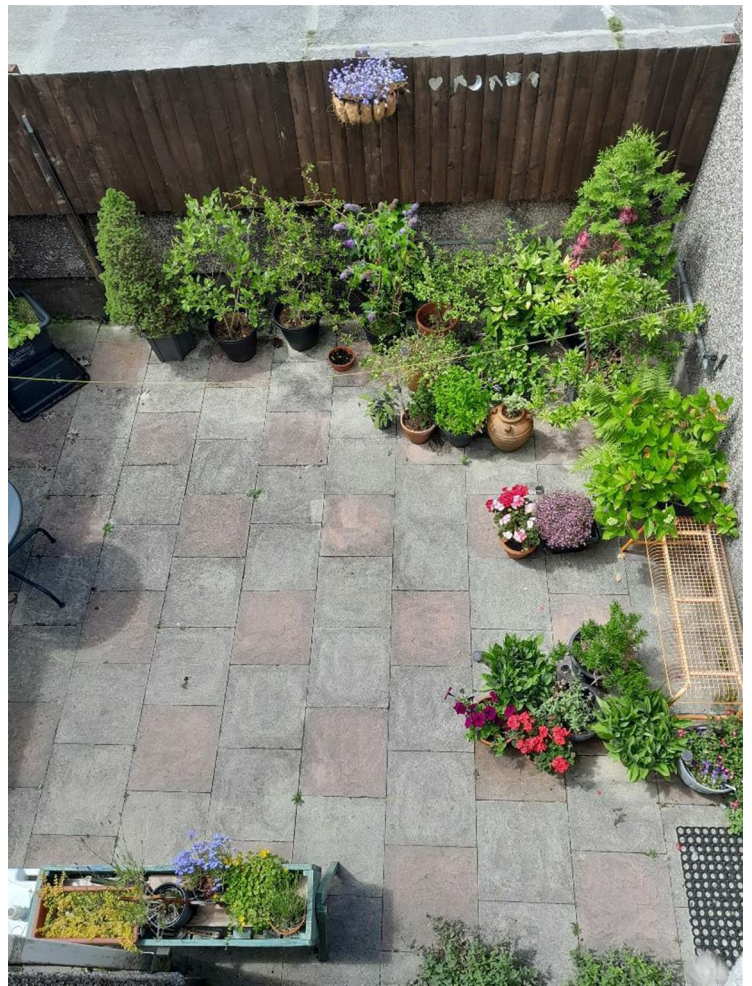
Bedroom 3

9'4" x 10'2" (2.85 x 3.12)



with laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

Outside



with off road parking for one car to side. Pedestrian right of way access to rear for maintenance and enclosed rear paved garden.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

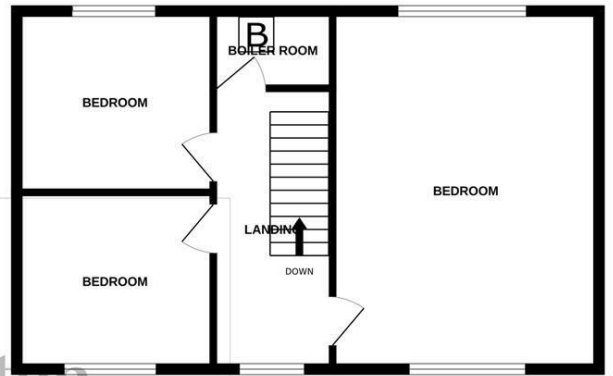
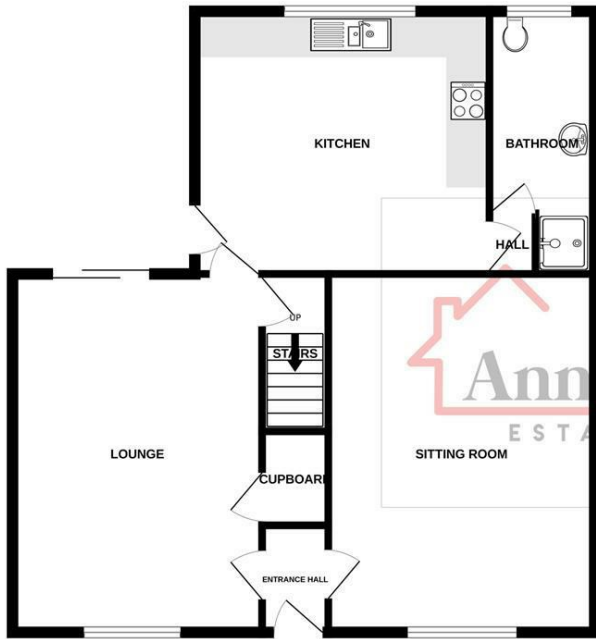
All internal photographs have been taken with a wide angle lens. Outside photographs are provided by the vendor from Summer 2023.

Directions

Leave Ammanford on High Street, at the junction turn left and travel approximately 4.5 miles into the village of Gwaun Can Gurwen and the property can be found on the right hand side, identified by our For Sale board.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.