



16 Colbren Square, Gwaun Cae Gurwen, Ammanford, SA18 1HT

Offers in the region of £149,950

A semi detached house in need of modernisation in Gwaun Cae Gurwen, approximately 5 miles from Ammanford town centre. Accommodation briefly comprises entrance hall, lounge, kitchen, downstairs WC, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, textured and covered ceiling and uPVC double glazed window to front.

Lounge

15'11" x 10'11" (4.86 x 3.33)



with fireplace in tiled surround, 2 radiators, textured and covered ceiling and uPVC double glazed window to front and rear.

Kitchen

9'4" x 14'7" (2.85 x 4.46)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, electric cooker point with extractor over, plumbing

for automatic washing machine, tiled walls, radiator, textured and covered ceiling and uPVC double glazed window and door to rear.

Downstairs WC

5'11" x 2'9" (1.81 x 0.84)



with low level flush WC, vanity wash hand basin with cupboards under, radiator, Respatex walls and ceiling and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space, radiator, textured and covered ceiling and uPVC double glazed window to front.

Bedroom 1

9'3" x 12'10" (2.84 x 3.93)



with radiator, textured and covered ceiling and uPVC double glazed window side.

Bedroom 3

7'7" x 8'3" (2.33 x 2.54)



with fitted wardrobes, radiator, textured and covered ceiling and uPVC double glazed window to front.

Bedroom 2

9'3" x 12'11" (2.84 x 3.94)



with fitted wardrobes, built in cupboard with radiator and slatted shelves, radiator, textured and covered ceiling and uPVC double glazed window to rear.

Bathroom

6'0" x 5'8" (1.84 x 1.74)



with low level flush WC, pedestal wash hand basin, shower cubicle, Respatex walls, laminate floor, radiator, textured and covered ceiling and uPVC double glazed window to side.

Outside



with off road parking for one car to front, lawned garden to front, side access to rear garden with lawned garden, gravelled garden and steps up to 2 store sheds.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band A

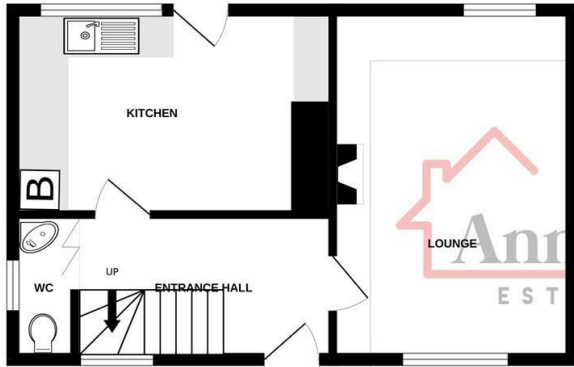
NOTE

All photographs are taken with a wide angle lens.

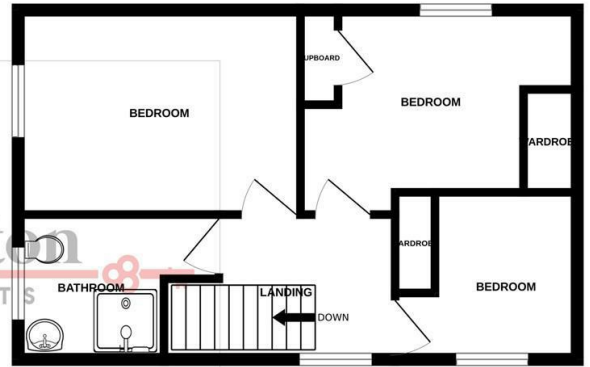
Directions

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles through Gwaun Cae Gurwen, then turn left into Upper Colbren Road and take the first left into Colbren Square. Follow the road around and the property can be found on the left 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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.