



28 Brynsiriol, Gwaun Cae Gurwen, Ammanford, SA18 1ES

Offers in the region of £155,000

A semi detached house set in the village of Gwaun Cae Gurwen close to local amenities and within 5 miles of Ammanford town centre. Accommodation comprises entrance hall, lounge/diner, kitchen, 2 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 and textured ceiling.

Lounge/ Diner

21'11" x 10'11" (6.69 x 3.34)



with two radiators, storage alcoves, textured and coved ceiling and uPVC double glazed window to front and rear.

Kitchen

13'8" x 10'6" (4.17 x 3.22)



with a range of fitted base and wall units, display cabinets, single drainer sink unit with monobloc tap, electric hob with extractor over and oven under, plumbing for automatic washing machine, radiator, cupboard housing wall mounted gas boiler providing domestic hot water and central heating, textured and coved ceiling and uPVC double glazed window to rear.

Side Entrance

8'9" x 5'11" (2.67 x 1.82)



with radiator, under stairs cupboard, wood veneered walls, textured ceiling and uPVC double glazed door.

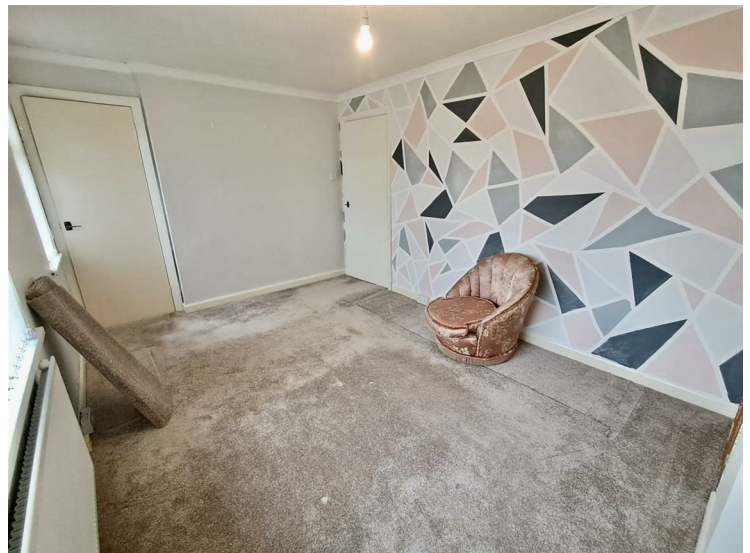
First Floor

Landing

with hatch to roof space and uPVC double glazed window to side.

Bedroom 1

9'6" x 13'10" (2.90 x 4.23)



with radiator, two storage cupboards one with radiator, coved ceiling and two uPVC double glazed windows to front.

Bedroom 2

12'1" x 10'5" (3.69 x 3.19)



with radiator and uPVC double glazed window to rear.

Bathroom

7'4" x 6'5" (2.25 x 1.98)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, tiled walls, radiator and uPVC double glazed window to rear.

Outside



with gated concrete drive, steps down to patio area, lawned garden to front, gated access to rear garden with shingled garden and 2 brick built sheds.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

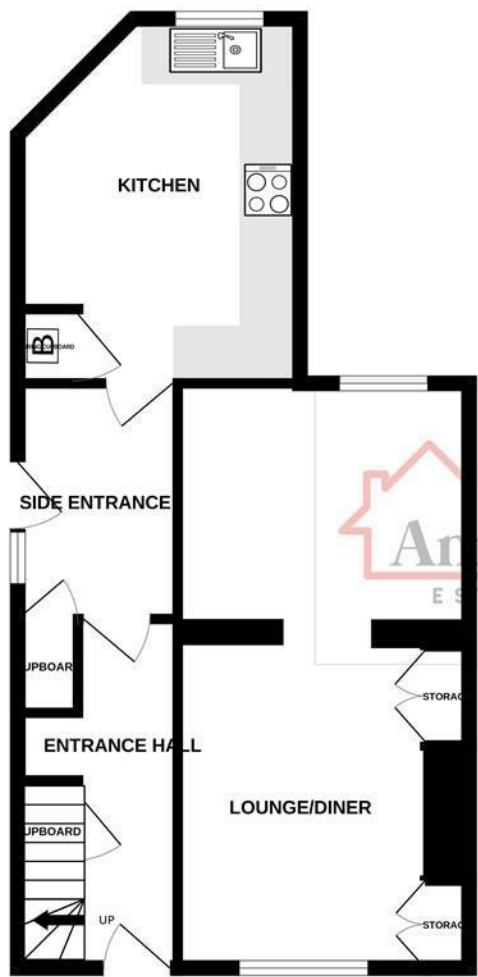
NOTE

All internal photographs are taken with a wide angle lens.

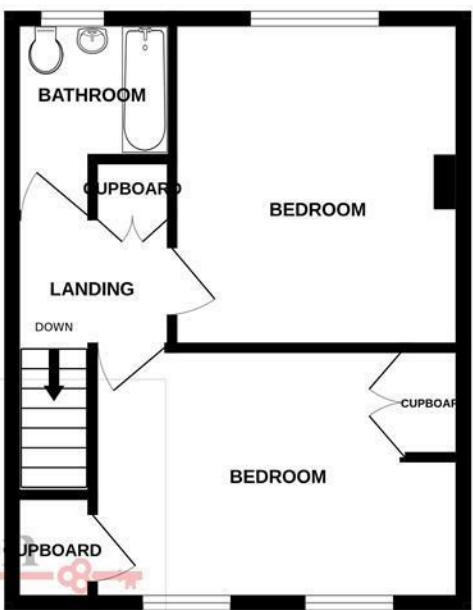
Directions

Leave Ammanford on High Street and travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left just before the level crossing for Brynamman. Travel for approximately half a mile turn second left 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.