



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

Offers in the region of £199,950

A deceptively spacious mid terrace house with shop 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, dining room, kitchen, conservatory, downstairs wet room, 4 bedrooms, store room, bathroom and attic room. The property benefits from gas central heating, uPVC double glazing, off road parking, outbuildings (in need of repair) and rear garden.

Ground Floor

uPVC double glazed entrance door to

Porch

with panelled wall, textured and coved ceiling and door to

Lounge

22'4" red to 17'7" x 11'2" red to 5'1" (6.81 red to 5.38 x 3.42 red to 1.57)



with gas fire in feature surround, radiator, textured and coved ceiling and uPVC double glazed window to front and rear. Access to stairs to first floor. Steps down to

Dining Room

14'0" x 11'1" (4.29 x 3.40)



with radiator, tiled floor, textured and coved ceiling and uPVC double glazed window and door to rear.

Conservatory

7'8" x 8'9" (2.36 x 2.69)



with glass roof and uPVC double glazed windows and door to side. uPVC double glazed door to

Wet Room

7'1" x 7'2" (2.17 x 2.20)



with low level flush WC, pedestal wash hand basin, electric shower, part Respatex walls, extractor fan and uPVC double glazed window to rear.

Kitchen

15'7" x 9'2" (4.76 x 2.81)



with stairs to first floor, potential access to shop front, range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in oven, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, tiled floor and uPVC double glazed window and door to side.

First Floor

Landing

with stairs to attic room and coved ceiling.

Bathroom

10'4" x 8'0" (3.15 x 2.46)



with vanity wash hand basin with cupboards under, panelled bath with mains shower over, tiled walls, laminate floor, extractor fan, shaver light, radiator and uPVC double glazed window to side.

Separate WC

3'7" x 12'3" (1.10 x 3.74)



with low level flush WC, built in cupboards, laminate floor, part tiled walls, textured ceiling and uPVC double glazed window to side.

Bedroom 2

12'11" x 13'1" (3.95 x 4)



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

Store Room

9'1" x 10'0" (2.77 x 3.07)



Bedroom 3

14'4" x 12'1" (4.37 x 3.69)



Bedroom 1

12'10" x 14'9" (3.92 x 4.50)



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

with wall mounted gas boiler providing domestic hot water and central heating, radiator, textured and coved ceiling and uPVC double glazed window and door to side, access to store room and stairs down to kitchen

Bedroom 4

9'0" x 12'2" (2.75 x 3.71)



with radiator and uPVC double glazed window to rear.

Attic Room

14'6" x 12'9" (4.43 x 3.90)

with power and light connected, eaves storage and window to side.

Outside



Outhouse 1 - 3.66 x 4.34 with power and light connected and window to front and door to front and side.

Garage - 10 x 3.71 with wooden double doors

Old Shop - 6.87 x 3.41 - with door to side.

Lawned garden area - the neighbouring properties have a right of way access to their gardens.

Off road parking - the beginning of the drive is leasehold

The house and shop is Freehold.

Shop - Currently Tattoo Shop

approx 16'4" x 22'4" (approx 5 x 6.81)

with double fronted window to front, power and light connected.

Services

Mains gas, electricity, water and drainage.

Solar Panels - owned.

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

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.



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.