



14 Maesywerin, Gwaun Cae Gurwen, Ammanford, SA18 1ET

Offers in the region of £145,000

A semi detached house situated in a highly convenient location, with local schools, takeaways, a dentist, and a pharmacy all within easy reach. This makes it an excellent choice for families or anyone seeking a vibrant community atmosphere. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility/rear hall, 2 store rooms, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and front and rear gardens.

Ground Floor

Hardwood entrance door to

Entrance Hall

with stair to first floor, under stairs storage and radiator.

Lounge

11'11" x 10'11" (3.65 x 3.33)



with log burner, laminate floor, picture rail, radiator and uPVC double glazed French doors to rear. Double doors to

Dining Room

9'8" x 11'1" (2.95 x 3.38)



with tiled feature fireplace, picture rail, radiator, parquet floor and uPVC double glazed window to front.

Kitchen

8'9" inc to 11'3" x 6'1" red to 2'7" (2.69 inc to 3.43 x 1.86 red to 0.80)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point, part tiled walls, laminate floor, radiator, wall mounted gas boiler providing domestic hot water and central heating, under stairs cupboard with uPVC double glazed window to side. Door to

Utility/Rear Hall

6'7" x 7'0" (2.03 x 2.15)



with hatch to roof space, plumbing for automatic washing machine, uPVC double glazed doors either side.

Store Room 1 - 1.93 x 1.91 with window to front.

Store Room 2 - 0.91 x 2.16

First Floor

Landing

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

Bedroom 1

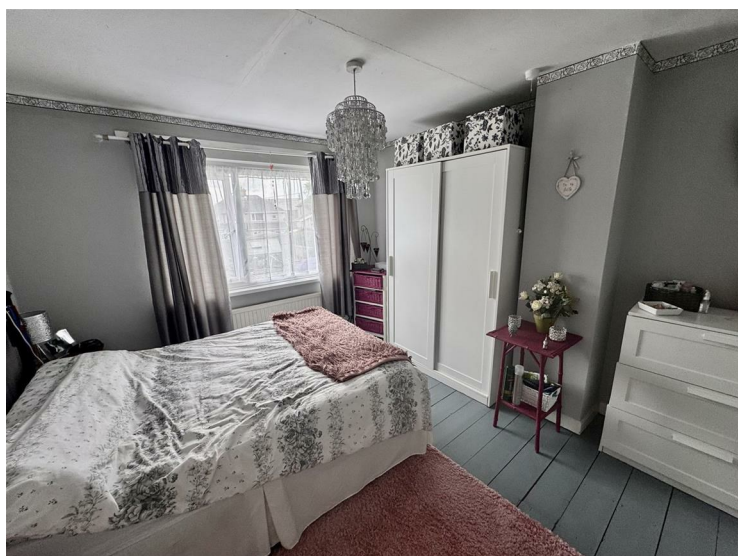
9'7" x 14'5" (2.94 x 4.40)



with built in cupboard, painted floorboards, radiator and 2 uPVC double glazed windows to front.

Bedroom 2

12'0" x 10'6" (3.67 x 3.22)



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

Bathroom

7'5" x 6'6" (2.27 x 1.99)



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

Outside



with lawned garden to front, side access to enclosed rear garden with concrete area, gravelled area, lawned garden and mature shrubs.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band A

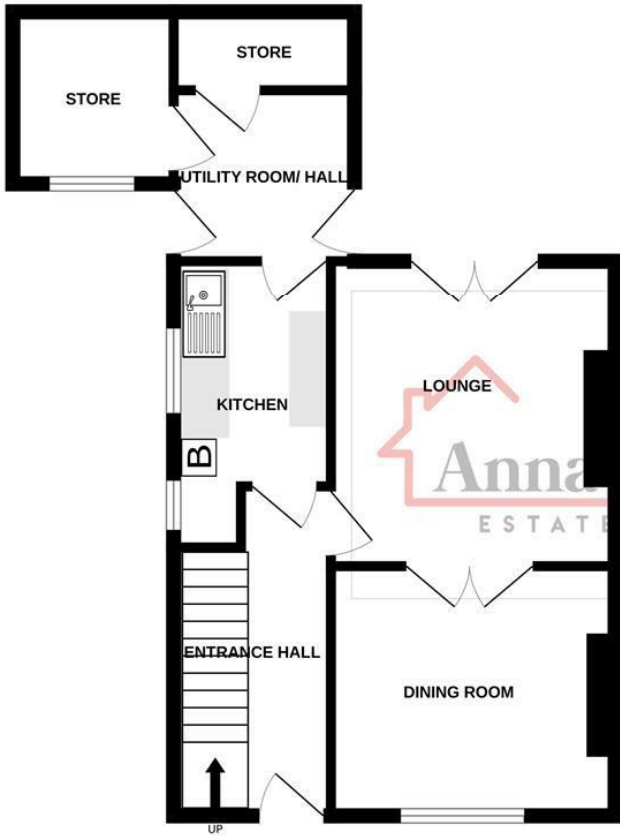
NOTE

All internal photographs are taken with a wide angle lens.

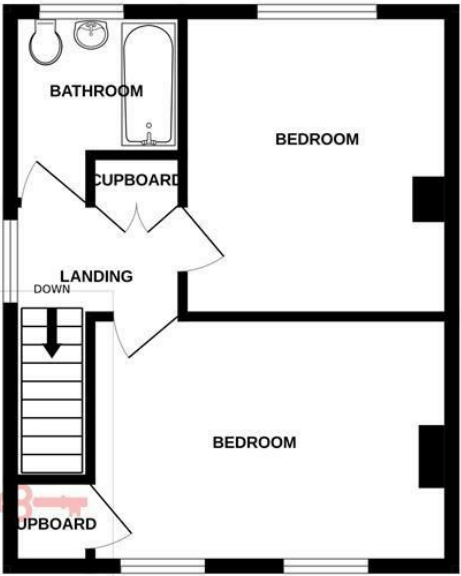
Directions

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 immediately left and the property can be found on the right hand side.

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
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.