









# 45 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, SA18 1HG

Offers in the region of £130,000

A semi detached house set in village of Gwaun Can Gurwen and approximately 5 miles from Ammanford town centre and all of its amenities. The property is in need of renovation and offers the following accommodation - vestibule, entrance hall, lounge, sitting room, dining room, kitchen, side porch, downstairs WC, 2 bedrooms and bathroom. The property benefits from gas central heating, mostly uPVC double glazing and rear garden.

#### **Ground Floor**

uPVC double glazed entrance door to

#### **Vestibule**

Etched glass door to

# **Entrance hall**

with stairs to first floor and radiator.

# Lounge

9'6" x 12'5" (2.91 x 3.81)



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

### **Sitting Room**

12'0" x 12'10" (3.67 x 3.93)



with fireplace, radiator, coved ceiling, 2 windows to side and uPVC double glazed French doors to side porch.

# **Dining Room**

12'2" x 9'0" (3.71 x 2.76)



with under stairs cupboard, radiator, coved ceiling and wooden window to side into porch.

#### Kitchen

8'9" x 15'1" (2.67 x 4.62)





with range of fitted base and wall units, stainless steel double drainer sink unit with mixer taps, electric cooker, plumbing for automatic washing machine, tiled walls, tiled floor, radiator, textured and coved ceiling and 2 uPVC double glazed windows to rear and one to side.

Side Porch

9'10" x 6'8" (3.02 x 2.05)



**Bedroom 2** 10'11" x 10'5" (3.33 x 3.2)



with radiator, part tiled walls, tiled floor, with covered small brick fireplace, radiator, polycarbonate roof and uPVC double coved ceiling and uPVC double glazed glazed windows and door to side.

#### **Downstairs WC**

3'4" x 6'8" (1.02 x 2.04)

with low level flush WC, pedestal wash hand basin, light tunnel, tiled walls, tiled floor, radiator and uPVC double glazed window to side.

**First Floor** 

#### Landing

with hatch to roof space.

#### **Bedroom 1**

11'1" x 16'6" (3.38 x 5.04)



with radiator, coved ceiling and 2 uPVC double glazed windows to front.

window to rear.

# **Bathroom**

12'5" x 8'11" (3.81 x 2.72)





with low level flush WC, pedestal wash hand basin, airing cupboard with slatted shelves and wall mounted gas boiler providing domestic hot water and central heating, panelled bath, low level access shower cubicle, part tiled walls, extractor fan, radiator, coved ceiling and uPVC double glazed window to side.

# **Outside**



with side pedestraian access to small enclosed rear garden, paved patio, outside tap, 2 block sheds, 1 brick shed and small basement room.

#### **Services**

Mains gas, electricity, water and drainage.

# **Council Tax**

Band

#### NOTE

All photographs are taken with a wide angle lens.

#### **Directions**

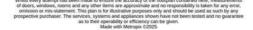
Leave Ammanford on High Street, at the junction turn left and travel approximately 4.5 miles into the village of Gwaun Can Gurwen and the property can be found on the right hand side, identified by our For Sale board.

#### **AGENTS NOTE**

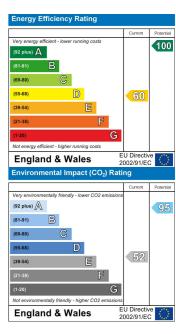
This property is leasehold

GROUND FLOOR 1ST FLOOR









#### Please note:

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