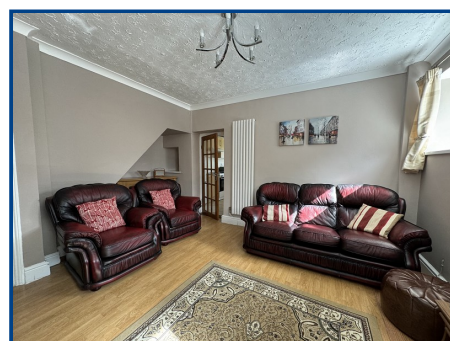


**Heol Cae Gurwen
Gwaun Cae Gurwen
Ammanford
Carmarthenshire.**

Price £159,950



- Three bedroom end of terrace property
- Dining room, lounge
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Off road parking
- Rear garden



General Description

We have the pleasure in offering for sale this three bedroom end of terrace property in the village of Gwaun Cae Gurwen close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school. The property is approximately 5 miles from Ammanford town centre and further amenities.

Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom end of terrace property in the village of Gwaun Cae Gurwen close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school. The property is approximately 5 miles from Ammanford town centre and further amenities including banking, shops, public houses, restaurants, places of worship, secondary school, leisure centre, bus station, railway station and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, dining room, living room, kitchen, rear hall, bathroom, landing, and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, driveway and a rear garden.

Upvc glazed door to

Hallway

Textured ceiling, radiator, tiled floor, stairs to first floor, hard wired smoke alarm.

Dining Room (11' 9" x 9' 8") or (3.59m x 2.95m)

Upvc glazed window to front, coved and artex textured ceiling, radiator.

Lounge (12' 8" x 11' 10") or (3.86m x 3.60m)

Two upvc glazed windows to side, coved and artex textured ceiling, two radiators.

Kitchen (11' 3" x 9' 8") or (3.42m x 2.94m)

Upvc glazed window to rear, hard wired smoke alarm, radiator, tiled floor, part tiled walls, fitted wall and base units, work surface, 1 & 1/2 bowl stainless steel sink unit with mixer tap, cooker with an extractor fan over, fridge freezer, plumbing for automatic washing machine.

Rear Hall (5' 9" x 3' 3") or (1.76m x 0.98m)

Upvc glazed door to rear, tiled floor, Worcester gas fired boiler controlling domestic hot water and central heating.

Bathroom (7' 6" x 3' 7") or (2.29m x 1.10m)

upvc glazed window to side, extractor fan, radiator, tiled floor, part tiled walls, bath with shower attachment over, close coupled WC, pedestal wash hand basin.

Landing

Upvc glazed window to rear, artex textured ceiling, hatch to roof space, hard wired smoke alarm.

Bedroom 2 (10' 0" x 9' 9") or (3.06m x 2.97m)

Upvc glazed window to rear, radiator.

Bedroom 1 (11' 7" x 9' 0") or (3.53m x 2.74m)

Upvc glazed window to front, two radiators.

Bedroom 3 (8' 4" x 6' 11") or (2.54m x 2.10m)

Upvc glazed window to front, artex textured ceiling, radiator.

Outside

Driveway to side for off road parking. Concrete area leading to paved footpath to seating area. Artificial lawn surround and flowerbed. Shed.

Agents Note

The neighbouring property has a right of access to the rear of the property, in the event of an emergency.

The property currently has no council tax band, the council will be confirming the council tax band in the near future.

Broadband and Mobile phone

There is Superfast broadband available in the area. It is likely to have mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

Not Specified

Directions

Leave Ammanford on High Street and continue to the T junction turning left, continue through the villages of Glanamman and Garnant into Gwaun Cae Gurwen.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

