



**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**6 Upper Colbren Road
Gwaun Cae Gurwen
Ammanford
Carmarthenshire
SA18 1HR**

Price **£230,000**



- Three bedroom detached property
- Lounge, dining room, kitchen
- Bathroom, boiler room
- Upvc glazing
- Gas fired central heating
- Off road parking, garage
- Front and rear gardens

General Description

We have the pleasure in offering for sale this three bedroom detached 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 7 miles from Ammanford town centre and further amenities.

EPC Rating: C69

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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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.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Upper Colbren Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached 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 7 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, lounge, dining room, kitchen, landing, boiler room, bathroom and three bedrooms

The property benefits from Upvc glazing, gas fired central heating, off road parking and garage.

Upvc glazed door to

Hallway

Upvc glazed windows to front and side, radiator, textured and coved ceiling, hardwood flooring, stairs to first floor, under stair storage, battery operated smoke alarm.

Lounge (14' 5" x 10' 11") or (4.40m x 3.33m)

Upvc glazed bay window to front, radiator, textured ceiling, original parquet flooring, electric fire with marble surround, mantle and hearth.

Dining Room (11' 10" x 10' 11") or (3.61m x 3.33m)

Upvc glazed sliding doors to rear, radiator, textured ceiling, original parquet flooring.

Kitchen (14' 7" x 8' 2") or (4.44m x 2.49m)

Upvc glazed door to rear, upvc glazed window to side and rear, radiator, textured and coved ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, electric hob with extractor fan over, oven, integrated dish washer, integrated washing machine.

Landing

Upvc glazed window to front, radiator, textured and coved ceiling, battery smoke alarm.

Boiler Room

Wooden window to side, part tiled walls, Baxi gas fired boiler controlling domestic hot water and central heating.

Bedroom 1 (14' 2" x 10' 10") or (4.31m x 3.31m)

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

Upper Colbren Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Bedroom 2 (12' 0" x 9' 8") or (3.65m x 2.94m)

Upvc glazed window to rear, radiator, textured ceiling, fitted wardrobes.

Bedroom 3 (11' 3" x 8' 5") or (3.42m x 2.57m)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted wardrobes.

Bathroom

Upvc glazed window to side, radiator, coved ceiling, four down lights, part tiled walls, tiled floor, bath with shower over, close coupled Wc, pedestal wash hand basin, hatch to roof space.

Garden

Lawned area to front with paved footpath. Side driveway leading to rear parking area and garage. Patio area to rear leading on to lawned area with mature trees and shrubs. There is a further patio area to the rear beyond the parking area.

Garage (16' 8" x 11' 1") or (5.09m x 3.38m)

Up and over door to front.

Agents Note

There is a vehicular right of access for number 8 over the land to the side of the property.

There is a vehicular right of access over the land of 8 for access to the rear.

Broadband and Mobile phone

There is Ultrafast broadband in this area. There is mobile phone coverage in this area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the villages of Glanamman, Garnant and over the railway crossing in Gwaun Cae Gurwen. Take a left into Upper Colbren Road where the property can be found on the left hand side.

