

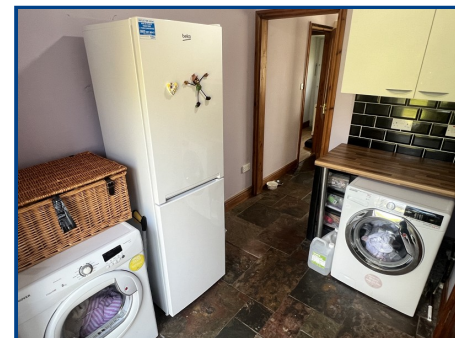
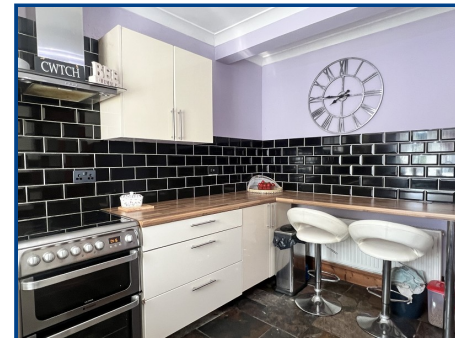


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

14 Offices Across South Wales

**90 Heol Cae Gurwen
Gwaun Cae Gurwen
Ammanford
Carmarthenshire
SA18 1PD**

Price **£250,000**



- Three bedroom detached property
- Kitchen, utility
- Lounge, sun room
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway for off road parking
- Garage

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.

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

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.

Tel: **01269 591 884**

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

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

Heol Cae Gurwen, 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 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, living room, kitchen, utility, sun room, WC, bathroom, landing, and three bedrooms.

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

Upvc glazed door to

Hallway

Radiator, coved ceiling, laminate flooring, battery smoke alarm, stairs to first floor.

Kitchen

Upvc glazed triple glazed window to front, radiator, coved ceiling, fitted wall and base units, work surface, breakfast bar, tiled splash back, 1 1/2 bowl stainless steel sink unit with Quooker tap, cooker point with extractor fan above, integrated dishwasher.

Utility

Upvc glazed patio door to rear, radiator, coved ceiling, plumbing for automatic washing machine, fitted wall and base units, work surface.

W.C.

Towel radiator, tiled walls, pedestal wash hand basin, Saniflo close coupled WC, Worcester gas fired boiler controlling domestic hot water and central heating.

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

Lounge

Upvc glazed triple glazed window to front, two radiators, coved ceiling, laminate flooring, Contura log fire, brick fireplace with oak beam, under stair storage, telephone point.

Sun Room

Upvc glazed windows surround, upvc glazed patio doors to rear, radiator, coved ceiling, tiled floor.

Landing

Upvc glazed window to rear, coved ceiling, battery smoke alarm.

Bathroom

Upvc glazed window to rear, radiator, four down lights, laminate flooring, part tiled walls, pedestal wash hand basin, close coupled WC, bath, quadrant shower cubicle, extractor fan.

Bedroom 3

Upvc triple glazed window to front, radiator, coved ceiling, fitted wardrobes.

Bedroom 1

Two upvc triple glazed windows to front, radiator, coved ceiling.

Bedroom 2

Upvc glazed window to rear, radiator, coved ceiling.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

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 into Gwaun Cae Gurwen. Continue along Heol Cae Gurwen where the property can be found on the right hand side, approximately 0.5 miles after the railway crossing.

