

**28 Ger Yr Afon  
Gwaun Cae Gurwen  
Ammanford  
Carmarthenshire  
SA18 1HN**

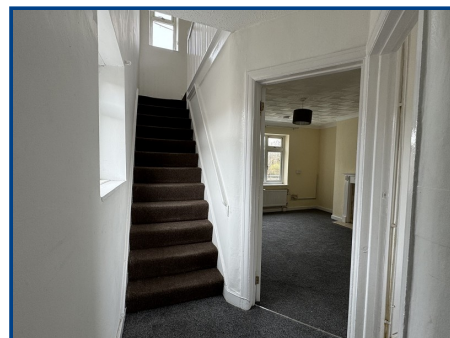
**Price £119,950**



- Two bedroom semi detached house
- Kitchen
- Lounge
- Bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway
- Basement

### **General Description**

We have the pleasure in offering for sale this two bedroom semi detached house 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: D62**

## Ger Yr Afon, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this two bedroom semi detached house 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, kitchen, lounge, rear hall, bathroom, two bedrooms and a basement.

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

### Upvc glazed door to

#### Hallway

Upvc glazed window to side, radiator, textured ceiling, stairs to first floor, telephone point.

#### Kitchen (12' 3" x 6' 6") or (3.74m x 1.97m)

Upvc glazed window to front, radiator, fitted wall and base units, work surface, tiled splash back, sink unit with mixer tap, cooker point, electric hob with extractor fan over, Worcester gas fired boiler controlling domestic hot water and central heating.

#### Lounge (13' 0" Max x 12' 4" Max) or (3.97m Max x 3.77m Max)

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

#### Rear Hall

Upvc glazed door to side.

#### Bathroom (6' 5" x 5' 9") or (1.95m x 1.76m)

Upvc glazed window to rear, radiator, textured ceiling, tiled walls, laminate flooring, close coupled WC, pedestal wash hand basin, bath with shower attachment over, extractor fan.

### Landing

Upvc glazed windows to side and rear, textured ceiling, hatch to roof space, battery alarm.

#### Bedroom 2 (10' 7" Max x 9' 5" Max) or (3.23m Max x 2.86m Max)

Upvc glazed window to rear, radiator.

#### Bedroom 1 (15' 9" Max x 8' 11" Max) or (4.81m Max x 2.73m Max)

Upvc glazed windows to side and front, radiator, coved ceiling, laminate flooring.

### Outside

Footpath and gravelled area to front.

Driveway to side for ample parking.

Sizable lawned rear garden with access to basement.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

### Agents Note

According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from rivers, but the vendor has made us aware that there is no known history of flooding at the property.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

A

### 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, taking a right into Ger Yr Afon where the property can be found on the left hand side.



### Important notice

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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](mailto:surveys@ctf-uk.com).