

**12 Brynsiriol
Gwaun Cae Gurwen
Ammanford
Carmarthenshire
SA18 1ES**

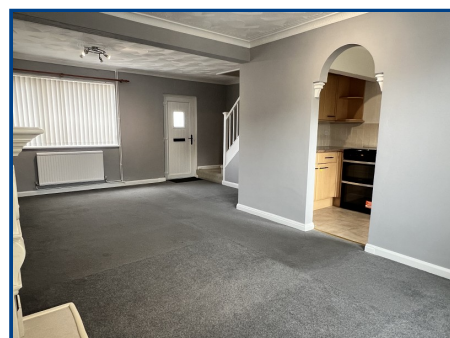
Price £139,950



- Two bedroom semi detached property
- Lounge, kitchen, bathroom
- Upvc glazing
- Gas fired central heating
- On street parking
- Rear garden
- Ideal for first time buyers
- No forward chain

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 primary school, shop, surgery, pharmacy, public houses and approximately 6 miles from Ammanford town centre and further amenities.



EPC Rating: D65

Brynsiriol, 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 primary school, shop, surgery, pharmacy, public houses and approximately 6 miles from Ammanford town centre and further amenities including shops, restaurants, public houses, leisure centre, secondary school, bus station, railway station and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises, lounge, kitchen landing, bathroom and two bedrooms.

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

Composite door to

Lounge (22' 0" x 17' 3" Max) or (6.71m x 5.26m Max)

Upvc glazed windows to front and rear, two radiators, textured and coved ceiling, under stair storage, stairs to first floor, telephone point.

Kitchen (11' 9" x 5' 11") or (3.59m x 1.81m)

Upvc glazed window to side, Upvc glazed door to rear, radiator, coved ceiling, fitted wall and base units, work surface, tiled splash, stainless steel sink unit, cooker, integrated fridge freezer, plumbing for automatic washing machine.

Landing

Upvc glazed window to side, textured and coved ceiling, hatch to roof space, storage cupboard.

Bathroom (7' 5" x 6' 6") or (2.25m x 1.97m)

Upvc glazed window to rear, radiator, textured and coved ceiling, part tiled walls, pedestal wash hand basin, close coupled Wc, bath with shower over.

Bedroom 2 (12' 0" x 9' 0") or (3.66m x 2.74m)

Upvc glazed window to rear, radiator, textured and coved ceiling, built in wardrobes, fitted storage cupboard housing radiator.

Bedroom 1 (12' 2" x 9' 7") or (3.70m x 2.93m)

Two Upvc glazed windows to front, radiator, textured and coved ceiling, built in wardrobes, storage cupboard housing Vaillant gas fired boiler controlling domestic hot water and central heating.

Outside

A gravelled area to the front.

Side pedestrian access.

The rear garden features an initial patio area leading to a raised patio and lawned section, with a further patio and gravelled area providing additional outdoor space.

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

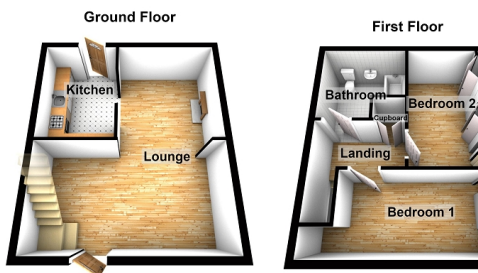
Freehold

Council Tax

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Directions

Leave Ammanford on High Street continue to the t-junction turning left. Proceed through the villages of Glanamman and Garnant and on entering Gwaun Cae Gurwen turn left into Leyshon road where the property can be found on the right hand side.



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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.