



**Chartered Surveyor, Valuers,  
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**90 Heol Cae Gurwen  
Gwaun Cae Gurwen  
Ammanford  
Carmarthenshire  
SA18 1PD**

Price **£220,000**



- Three bedroom detached house
- Lounge, sun room
- Kitchen, utility
- Bathroom, downstairs WC
- Upvc glazing
- Gas fired central heating
- Garage, driveway
- Generously sized rear garden

**General Description**

We have the pleasure in offering for sale this three double 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**

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

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

### Property Description

We have the pleasure in offering for sale this three double 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, kitchen, utility, WC, lounge, sun room, landing, bathroom and three bedrooms.

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

### Upvc glazed door to

### Hallway

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

### Kitchen (9' 7" x 7' 8") or (2.93m x 2.34m)

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

### Utility Room (9' 11" x 6' 10") or (3.02m x 2.08m)

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

### W.C.

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

### Lounge (20' 9" x 10' 4") or (6.33m x 3.16m)

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

### Sun Room (13' 1" x 7' 10") or (4.00m x 2.38m)

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

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

### Landing

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

### Bathroom (7' 10" x 7' 9") or (2.39m x 2.36m)

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

### Bedroom 3 (11' 7" x 9' 7") or (3.52m x 2.92m)

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

### Bedroom 1 (13' 5" x 8' 10") or (4.10m x 2.68m)

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

### Bedroom 2 (11' 7" x 7' 9") or (3.52m x 2.36m)

Upvc glazed window to rear, radiator, coved ceiling.

### Garage

Up and over door to front.

### Outside

Gravelled driveway to front.

Front lawned area to front with stepping stones and footpath to front door.

Gravelled side access.

Patio area to rear leading to lawned area with mature trees and shrubs. Further generously sized lawned area beyond fence with more mature trees and shrubs.

### 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 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 left hand side, approximately 0.5 miles after the railway crossing.

