



House - Mid Terrace (EPC Rating: C) Leasehold

# HEOL CAE GURWEN, GWAUN CAE GURWEN, AMMANFORD, SA18 1HG

Offers In The Region Of

## £110,000

# 3 Bedroom House - Mid Terrace located in Ammanford

We are pleased to offer For Sale this Mid Terrace 3 Bedroom Property located within the small village of Gwaun Cae Gurwen offering local amenities of mini supermarket, pharmacy, chip shop with further amenities for shopping, leisure and schools approximately 6 miles away in either Ammanford Town Centre or Pontardawe. The accommodation comprises, lounge, sitting room, kitchen and utility room located on the ground floor with 3 bedrooms and bathroom on the first floor. Externally there is a rear enclosed garden with both side and rear pedestrian access. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band- B. Leasehold. EPC- C70. NO ONWARD CHAIN.

## Ground Floor

With Front entrance door leading into...

## Entrance Hall

With radiator and door leading to.....

## Lounge

3.66 x 2.87 (12'0" x 9'4")

With radiator, ornate archway leading to open plan sitting room and window to the front of the property.

## Sitting Room

3.89 x 3.48 (12'9" x 11'5")

With radiator, stairs to first floor and window to the rear of the property.

## Kitchen

3.53 x 2.57 (11'6" x 8'5")

With a range of base and wall units, coloured ceramic sink unit with mixer tap, electric hob with oven below and extractor above, space for large fridge/freezer, laminate flooring, part tiled walls and window to the side of the property.

## Utility Room

With laminate flooring, worktop with plumbing for automatic washing machine below and window to the rear of the property.

## First Floor

With radiator and access to loft space. which has spray foam insulation. The buyer would need to advise their Financial Adviser of this, as it may have an impact on the choice of mortgage lender.

## Bedroom 1

3.15 x 3.02 (10'4" x 9'10")

With radiator and window to the rear of the property.

## Bedroom 2

3.23 x 2.49 (10'7" x 8'2")

With radiator and window to the front of the property.

## Bedroom 3

2.21 x 2.13 (7'3" x 6'11")

With radiator and window to the front of the property.

## Bathroom

3.68 x 2.59 (12'0" x 8'5")

With low level flush WC, suspended vanity unit with inset pedestal wash hand basin, "P" shaped bath with shower above, radiator, laminate flooring, part tiled walls, cupboard housing gas boiler providing domestic hot water and central heating and window to the side of the property

## External

With enclosed rear garden, paved patio area with side and rear pedestrian access.

## Services

Mians gas, electricity, water and drainage.

## Council Tax

- Band B

## TENURE

Leasehold - 999 years from 25/03/1901. The vendor has advised only a peppercorn ground rent payable.

## NOTE

The solar panels are owned outright and are transferrable. Fluctuating tariff. No standing charge payable.

## NOTE

All photographs have been taken using a wide angle



lens.

Any appliances and services listed on these details have not been tested.

### **VIEWINGS**

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### **SOCIAL MEDIA**

Follow us on Facebook: Thomas & Thomas Estate Agents

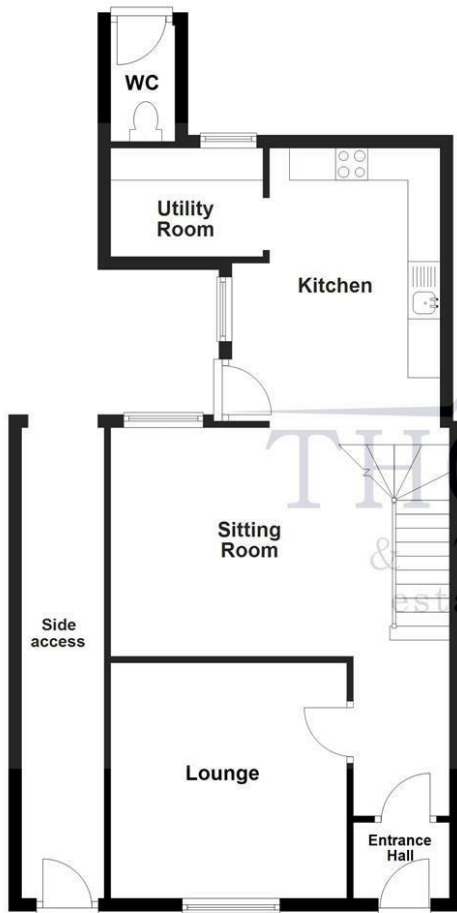
Follow us on Instagram and X: ThomasThomas\_EA

### **Directions**

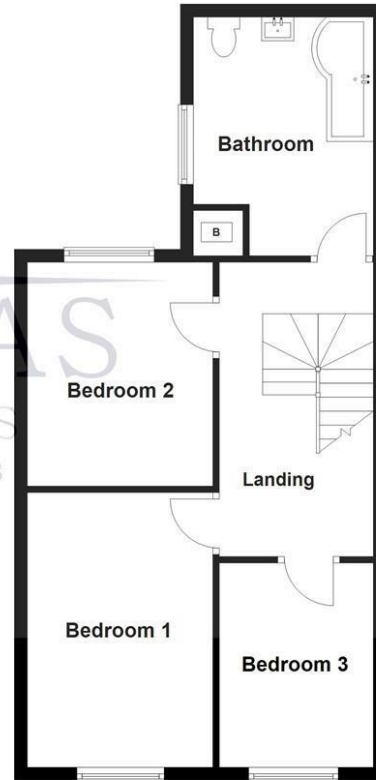
Leave Ammanford on High Street, at the junction turn left onto Pontamman Road and continue for approximately 5 miles into the village of Gwaun Cae Gurwen. Proceed over the level crossing and the property can be found on the right hand side identified by our For Sale board.



**Ground Floor**



**First Floor**

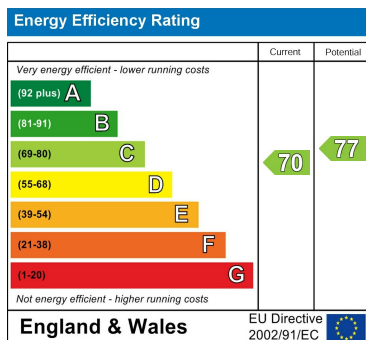


Total area: approx. 117.8 sq. metres (1267.6 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

