



Graig Road, Gwaun Cae Gurwen, Ammanford, SA18

Offers In Region Of £155,000



Calow Evans
Estate Agents

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Graig Road, Gwaun Cae Gurwen, Ammanford, SA18

An end of terraced property offering four bedroom accommodation with the fourth bedroom and wet room located on the ground floor making the property suitable for an elderly family member or for disabled use. The property is in need of some work but has the benefit of a larger than average garden ideal for garden enthusiasts. There is off road parking on the opposite side of the road.

The village of Gwaun Cae Gurwen offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre.





Lounge/Dining Room:

6.4m x 3.33m (21'0" x 10'11")

Approached via a double glazed glass panel door, double glazed window to front, vertical wall mounted radiator, feature stone fireplace and chimney breast with a wood burner (the seller has informed us the wood burner may be for sale by separate negotiation), double panel radiator.

Kitchen:

2.72m x 2.41m (8'11" x 7'11")

Double glazed window and double glazed glass panel door to rear, fitted with wall and base units, single bowl sink unit and draining board, cooker space.

Bedroom Four:

4.19m x 2.92m (13'9" x 9'7")

Double glazed door to rear, double panel radiator.





Wet Room:

2.92m x 2.08m (9'7" x 6'10")

Double glazed obscure window to front, shower area with drainage and tiled splashback, WC, wash hand basin, plumbing for washing machine, heated towel rail.

First Floor Landing:**Bedroom One:**

3.38m x 3.28m (11'1" x 10'9")

Double glazed window to front, built in wardrobes, entrance to loft, double panel radiator.

Bedroom Two:

6.45m x 2.95m (21'2" x 9'8")

Double glazed windows to front and rear, double panel radiator.

Bedroom Three:

2.67m x 2.44m (8'9" x 8'0")

Double glazed window to rear, double panel radiator.

Bathroom:

3.4m x 1.75m (11'2"/9'10" x 5'3"/5'9")

Double glazed obscure window to rear, suite comprises panelled bath with shower over, WC, wash hand basin, heated towel rail.

Externally:

External oil boiler providing domestic hot water and central heating (with the exception of the kitchen), garden shed, outside tap, steps leading up to a large elevated garden with views, ideal for garden enthusiasts, polytunnel. Please note the neighbouring property enjoys pedestrian access to the rear. Off road parking for one vehicle situated on the opposite side of the road.

Services:

We are advised mains water, electricity and drainage are connected. Oil fired central heating (with the exception of the kitchen).

Tenure:

Freehold.





Council Tax:

B.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office, turn left at the traffic lights on College Street and proceed through the villages of Glanamman & Garnant. Continue onto the village of Gwaun Cae Gurwen where the property will be located just before the Mount Bar & Grill on the left hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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Office Contact

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