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106 Heol Cae Gurwen
Gwaun Cae Gurwen
Ammanford
Carmarthenshire.
SA18 1PD

Price **£250,000**



- Three bedroom detached bungalow
- Lounge, kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking
- Garage
- Garden

EPC Rating: D67

General Description

We have the pleasure in offering for sale this three bedroom detached bungalow 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.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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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.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

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

Property Description

We have the pleasure in offering for sale this three bedroom detached bungalow 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, lounge, kitchen, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, driveway for ample parking, garage and a garden.

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, hatch to roof space, battery smoke alarm.

Bedroom 1 (18' 4" x 9' 10") or (5.58m x 3.0m)

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

Bedroom 2 (12' 11" x 9' 11") or (3.94m x 3.03m)

Upvc glazed window to rear, radiator, textured and coved ceiling.

Bedroom 3 (9' 11" x 9' 10") or (3.03m x 3.0m)

Upvc glazed patio door to rear, radiator, textured and coved ceiling.

Kitchen (14' 0" x 9' 11") or (4.27m x 3.03m)

Upvc glazed door to side, Upvc glazed window to rear, radiator, textured and coved ceiling, part tiled walls, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, oven point, hob with extractor fan over, plumbing for automatic washing machine, Worcester gas fired boiler controlling domestic hot water and central heating.

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

Bathroom (9' 10" Max x 7' 8" Max) or (2.99m Max x 2.34m Max)

Upvc glazed window to side, radiator, textured ceiling, Respatex walls, close coupled WC, pedestal wash hand basin, bath, shower cubicle with electric shower, extractor fan, airing cupboard housing hot water tank and slatted shelving.

Lounge (15' 11" Max x 15' 3" Max) or (4.84m Max x 4.66m Max)

Upvc glazed bay window to front, radiator, textured and coved ceiling, TV point, decorative marble hearth with wooden surround.

Outside

Driveway for ample parking to front and side.

Garage.

Footpath to lawn and gravelled areas.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Agents Note

The property is subject to a Grant of Probate

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the villages of Glanamman and Garnant and on entering Gwaun Cae Gurwen, proceed over the railway crossing. Continue ahead where the property can be found on the left hand side.

