

**12 New Road
Gwaun Cae Gurwen
Ammanford
Carmarthenshire
SA18 1UN**

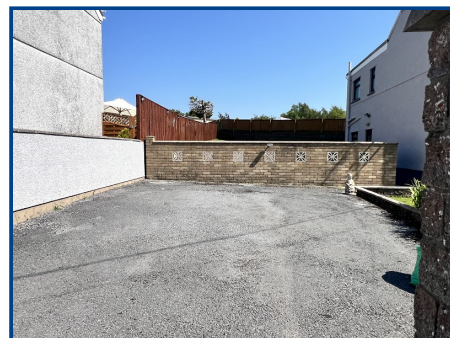
Price **£210,000**



- Two bedroom detached house
- Living room
- Kitchen
- Bathroom
- Store room
- Upvc glazing
- Oil fired central heating
- Front and side gardens
- Garage
- No onward chain

General Description

We have the pleasure in offering for sale this two bedroom detached property located in the village of Gwaun Cae Gurwen, close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school.



EPC Rating: E48

New Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this two bedroom detached property located in the village of Gwaun Cae Gurwen, close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school and is approximately 6 miles from Ammanford town centre and further amenities.

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

The property has the benefit of Upvc glazing, oil fired central heating, driveway to front for off road parking, garage, outbuilding and front and side gardens overlooking the surrounding countryside.

No onward chain!

Upvc glazed door to

Lounge (19' 6" x 12' 6") or (5.95m x 3.80m)

Two Upvc glazed windows to front, three radiators, textured and exposed beam ceiling, battery smoke alarm, four wall lights, picture rail, feature fireplace with multi fuel burner, TV point.

Kitchen (17' 1" Max x 11' 10") or (5.20m Max x 3.61m)

Upvc glazed door to side, Upvc glazed windows to side and rear, radiator, textured and coved ceiling, battery smoke alarm, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, oven point, electric hob, plumbing for automatic washing machine, Worcester oil fired boiler controlling domestic hot water and central heating, stairs to first floor.

Landing

Upvc glazed window to side, textured and coved ceiling, battery smoke alarm.

Storage Room (9' 10" Max x 6' 0" Max) or (2.99m Max x 1.82m Max)

Radiator, fitted shelving.

Bathroom (11' 10" x 7' 0") or (3.60m x 2.14m)

Two Upvc glazed windows to side, radiator, textured and coved ceiling, bath, close coupled WC, pedestal wash hand basin, accessible shower cubicle with electric shower and tiled splash back, extractor fan, telephone point.

Bedroom 2 (12' 10" Max x 9' 0") or (3.91m Max x 2.74m)

Upvc glazed window to front, radiator, textured ceiling, storage cupboard with slatted shelving, hatch to roof space.

Bedroom 1 (12' 10" x 11' 1") or (3.90m x 3.39m)

Upvc glazed window to front, radiator, textured ceiling.

Outside

Driveway to front.

Lawned area with footpath to front door.

Footpath to side leading to side gravelled area and lawned area.

Footpath to concrete area housing oil tank.

Garage

Up and over door to front, Upvc glazed widow to side.

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 drainage

Tenure

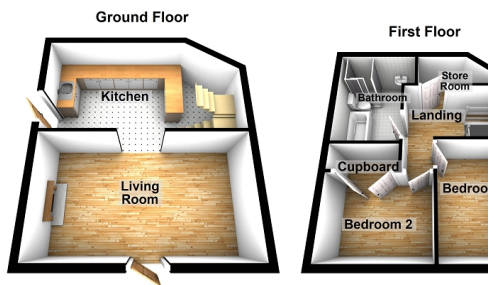
Freehold

Council Tax

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Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the villages of Glanamman and Garnant and on entering Gwaun Cae Gurwen take a left towards Brynamman. Turn right and follow New Road past the school and fire station, and



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.

