



15 Ger Yr Afon, Gwaun Cae Gurwen, Ammanford, SA18 1HN

Offers in the region of £189,950

- Semi detached house
- 2 Reception rooms
- uPVC double glazing
- Front and rear garden
- 3 bedrooms
- Gas central heating
- Off road parking

Ground floor

with uPVC double glazed entrance door leading to

Entrance hall

With stairs to first floor and radiator

Lounge

16'1"5" x 10'11" (4.92 x 3.33)



with log burner fireplace, two radiators, uPVC double glazed windows to front and rear

Kitchen

9'6" x 9'10" (2.90 x 3.00)



with base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, under the stairs cupboards, tiled floor, radiator and uPVC double glazed window to side

Bathroom

6'0" x 6'6" (1.85 x 1.99)



with low level flush WC, vanity wash hand basin, panelled bath with dual head mains shower, part tiled walls, textured ceiling, extract fan, heated towel rail and uPVC double glazed window to side

Conservatory

9'5" x 10'1" (2.89 x 3.09)



with radiator, Polycarbonate roof, uPVC double glazed French doors and windows to rear

First Floor

Landing

with hatch to roof space and uPVC double glazed window to rear

Bedroom 1

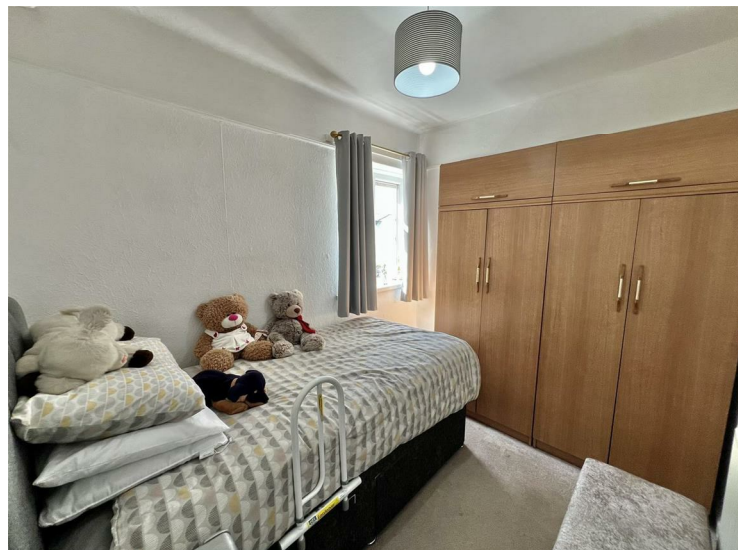
16'2" x 9'8" (4.94 x 2.97)



with radiator, textured ceiling, built in cupboard, uPVC double glazed window to front and rear.

Bedroom 2

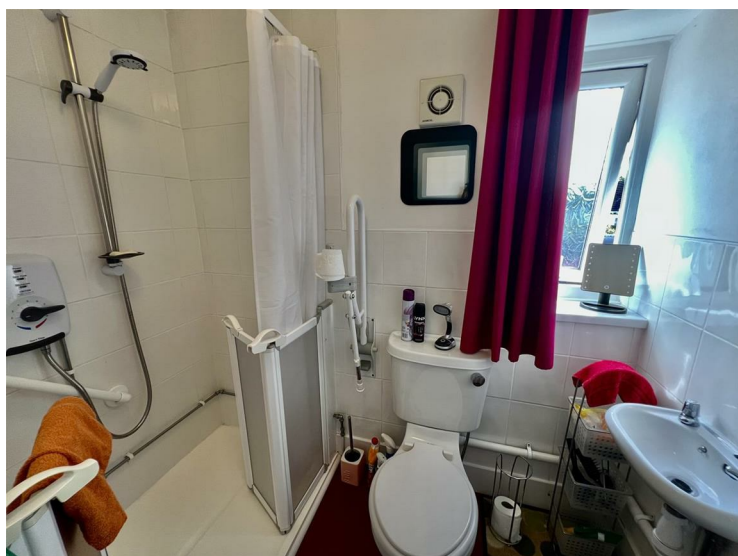
9'1" x 7'0" (2.79 x 2.15)



with radiator and uPVC double glazed window to side

Ensuite

5'1" x 6'9" (1.55 x 2.08)



with low level flush WC, vanity wash hand basin, disabled access shower with electric shower, part tiled walls, radiator, extractor fan, textured ceiling and uPVC double glazed window to rear

Bedroom 3

6'7" x 13'5" (2.03 x 4.09)



with radiator, uPVC double glazed window to front and side

Outside



with paved driveway to front and side providing off road parking for numerous cars.

Side access leading to rear garden with lawned area, gravelled area and patio seating area.

Store Shed

4'11" x 2'9" (1.51 x 0.86)

with plumbing for automatic washing machine and uPVC double glazed window to side

Workshop/Shed

8'3" x 31'5" (2.54 x 9.58)

with power and light connected and two single glazed windows to front

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed: Download- 1800

Mbps, Upload- 220Mbps

Mobile coverage:Three 83% Vodafone 80%, EE 76% O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very Low

Risk, Flooding from surface water and small watercourses- Very Low Risk

Rights and Easements:

Restrictions:

Council Tax

Band A

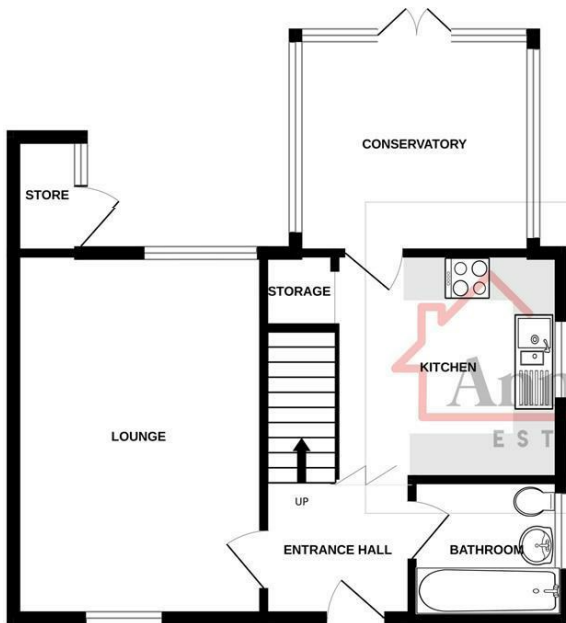
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles through Gwaun Cae Gurwen, then turn right into Lower Colbren Road Turn right into Ger Yr Afon and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.