



**Chartered Surveyor, Valuers,
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**131 Heol Cae Gurwen
Gwaun Cae Gurwen
Ammanford
Carmarthenshire.
SA18 1PD**

Price **£250,000**



- Three bedroom detached family home
- Lounge, sitting room, dining room
- Kitchen, sunroom
- Bathroom, shower room, en-suite
- Gas fired central heating
- Upvc glazing
- Driveway for ample off road parking
- Rear garden

General Description

We have the pleasure in offering for sale this three double bedroom detached family 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 5 miles from Ammanford town centre and further amenities including 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.

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

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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.

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

Property Description

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The accommodation briefly comprises lounge, sitting room, dining room, rear hallway, kitchen, sunroom, shower room, landing, bathroom and 3 bedrooms 1 with an en suite.

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

The property is located next to a local biker club.

Upvc glazed door to

Lounge (13' 11" x 12' 2") or (4.23m x 3.71m)

Upvc glazed sash window to front, radiator, coved ceiling, laminate flooring, dado rail, electric fire with mantle surround, under stairs storage.

Sitting Room (12' 0" x 10' 5") or (3.67m x 3.17m)

Upvc glazed window to side, radiator, text and coved ceiling, laminate flooring

Dining Room (9' 7" x 9' 7") or (2.93m x 2.91m)

Upvc glazed sash window to front, radiator, textured and coved ceiling, laminate flooring.

Rear Hallway area

Cast iron radiator, tiled flooring, stairs to first floor.

Kitchen (21' 11" x 8' 8" Max) or (6.67m x 2.63m Max)

Upvc windows to rear and side, 2 cast iron radiators, tiled flooring, fitted wall and base units, work surface, double ceramic sink unit with mixer tap, oven, induction hob with extractor fan above, plumbing for automatic washing machine and dishwasher, integrated fridge freezer.

Shower Room (8' 2" x 4' 11") or (2.50m x 1.51m)

Upvc glazed window to side, towel radiator, textured and coved ceiling, tiled flooring, double quadrain shower, Wc, wash hand basin, extractor fan.

Sun Room (10' 3" x 9' 1") or (3.12m x 2.78m)

Upvc glazed windows surround, upvc glazed patio door to side, radiator, tiled flooring

Landing

Upvc glazed sash window to front, coved ceiling, hatch to roof space.

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

Bedroom 2 (12' 10" x 10' 1") or (3.92m x 3.07m)

Upvc glazed sash window to rear, radiator, coved ceiling, electric fan light, built in cupboard housing Worcester gas fired boiler controlling domestic hot water and central heating,

Bedroom 3 (9' 11" x 8' 6") or (3.02m x 2.59m)

Upvc glazed sash window to front, radiator, coved ceiling, electric fan light,

Bedroom 1 (13' 10" x 8' 4") or (4.22m x 2.53m)

Upvc glazed sash window to front, radiator, coved ceiling, electric fan light,

En Suite (8' 5" x 7' 1") or (2.56m x 2.17m)

Upvc glazed sash window to front, radiator, coved ceiling, electric fan light,

Outside

Concrete area to front.

Side pedestrian access.

Driveway to side for ample parking housing storage shed and further gravelled area.

Steps down to patio area to rear leading onto a lawned area with mature trees and shrubs and further patio seated area.

Garage

Up and over door to front, electricity and asbestos roof.

Workshop

Electricity and asbestos roof.

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 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, Garnant and over the railway crossing into Gwaun Cae Gurwen. Continue along Heol Cae Gurwen where the property can be found on the right hand side.

