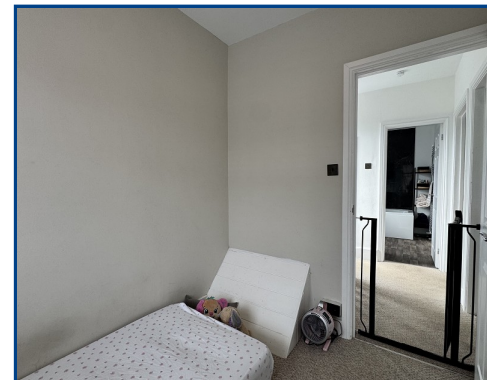
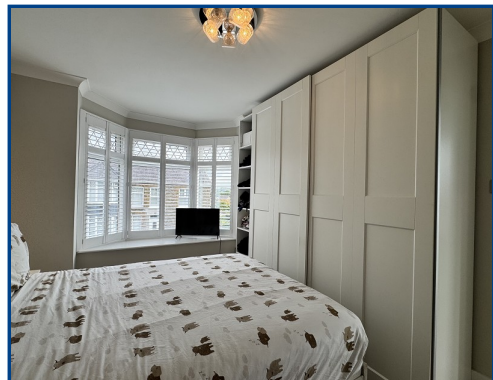
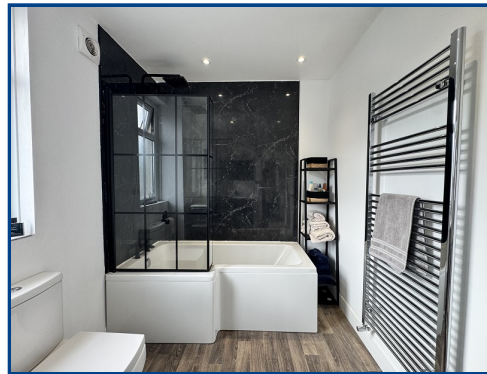
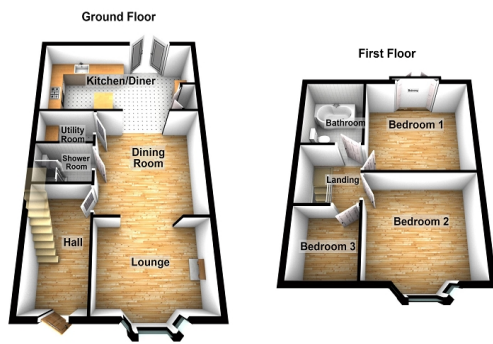




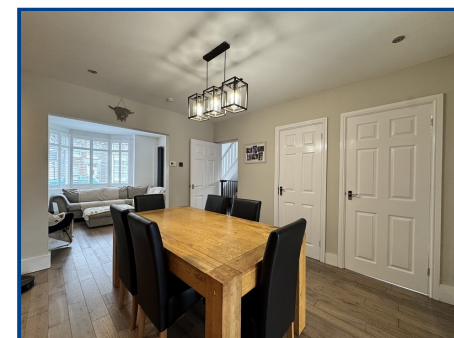
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**4 Upper Colbren Road
Gwaun Cae Gurwen
Ammanford
Carmarthenshire
SA18 1HR**

Price **£250,000**



- Three bedroom detached house
- Lounge, dining room
- Kitchen/ diner, utility room
- Bathroom, shower room
- Upvc glazing
- Gas fired central heating
- Rear garden
- Off road parking subject to a dropped curb



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

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.

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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.

General Description

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

EPC Rating: D59

Tel: **01269 591 884**

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

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

Upper Colbren Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached property 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 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, dining room, shower room, utility room, kitchen/ diner, landing, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating and off road parking subject to a dropped curb.

Hallway

Upvc glazed window to side, two radiators, four down lights, oak flooring, stairs to first floor.

Lounge (11' 10" x 10' 8") or (3.61m x 3.26m)

Upvc glazed bay window to front, radiator, two down lights, oak flooring, log burner with decorative surround, TV point.

Dining Room (12' 10" x 11' 6") or (3.91m x 3.50m)

Seven down lights, radiator, oak flooring.

Shower Room (6' 6" x 5' 1") or (1.97m x 1.54m)

Upvc glazed window to side, three down lights, towel radiator, tiled floor, close coupled WC, wash hand basin in unit, shower cubicle, extractor fan.

Utility Room (6' 3" x 4' 1") or (1.91m x 1.25m)

Upvc glazed window to side, radiator, two down lights, tiled floor, work surface, plumbing for automatic washing machine.

Kitchen/Diner (18' 0" x 10' 5") or (5.48m x 3.18m)

Upvc glazed patio doors to rear, Upvc glazed window to rear, ten down lights, radiator, tiled floor, fitted wall and base units, work surface, Belfast sink unit with mixer tap, integrated dishwasher, cooker point with extractor fan over.

Landing

Upvc glazed window to size, two down lights, hatch to roof space.

Upper Colbren Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Bathroom (8' 0" x 6' 9") or (2.44m x 2.06m)

Upvc glazed window to side, towel radiator, four down lights, part Respatex walls, close coupled WC, wash hand basin in unit, bath with shower over, extractor fan.

Bedroom 1 (11' 7" x 9' 1" Min) or (3.52m x 2.76m Min)

Upvc glazed french doors to rear, radiator.

Bedroom 2 (11' 9" x 10' 11") or (3.59m x 3.34m)

Upvc glazed bay window to front, radiator, two down lights.

Bedroom 3 (8' 8" x 6' 9") or (2.63m x 2.07m)

Upvc glazed window to front, radiator.

Attic

Ideal combi gas boiler controlling domestic hot water and central heating.
Two Sunlux skylight windows.

Outside

Driveway to front subject to a dropped curb.
Side access to rear garden.
Patio seating area to rear leading to a generously sized lawned area, boarded on one side by mature shrubs.
Storage shed.

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

B

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 in Gwaun Cae Gurwen. Take a left into Upper Colbren Road where the property can be found on the left hand side.

