Anna Ashton
ESTATE AGENTS

6 Gwili Avenue, Cwmgwili, Llanelli, SA14 6PU

Offers in the region of £189,950

- No Onward Chain
- 3 bedrooms
- uPVC double glazing
- Enclosed rear garden
- Modern semi detached house
- Air Source Heat Pump
- Off road parking
- Viewing recommended

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
with stairs to first floor, radiator, coat hooks and uPVC double glazed window to side.

Lounge
10'4" x 14'4" (3.17 x 4.38)

with electric fire in feature surround, wood floor, radiator and uPVC double glazed window to front.

Kitchen
10'10" x 20'9" (3.31 x 6.34)

with range of fitted base and wall units, single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, integrated fridge freezer, large breakfast bar with further cupboard storage, under stairs storage, part tiled walls, tiled floor, radiator, downlights and uPVC double glazed window to side and rear and uPVC double glazed stable door to side and French doors to rear.

First Floor

Landing
with hatch to roof space and uPVC double glazed window to side.

Bedroom 1
10'7" x 10'10" (3.23 x 3.31)

with radiator and uPVC double glazed window to front.

Bedroom 2
10'10" x 12'10" (3.32 x 3.93)

with radiator and uPVC double glazed window to rear.

Bedroom 3
7'9" x 9'7" (2.38 x 2.94)

with radiator and uPVC double glazed window to front.

Bathroom
7'6" x 7'4" (2.31 x 2.24)

with low level flush WC, pedestal wash hand basin, P shape panelled bath with dual head mains rainfall shower, part tiled walls, tiled floor, extractor fan, heated towel rail, downlights and uPVC double glazed window to side and rear.

Outside

with off road parking to front, gravelled area and side access to rear garden with covered store area, block built shed, 2 further store sheds, decking area, lawned garden and gravelled area

Council Tax
Band A

NOTE
All internal photographs are taken with a wide angle lens.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Air Source Heat Pump
Broad Band Speed: Download: 48mbps Upload: 8mbps
Mobile coverage: EE: 76% 3: 73% Vodafone: 73% 02: 57%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects
Rights and Easements:
Restrictions:

Directions
Leave Ammanford on College Street then turn third left into Station Road. Turn second

right and continue over the level crossing and travel for approximately 3 miles to the village of Capel Hendre. Proceed straight over the crossroads towards Cwmgwili. After approximately 1 mile, turn right and continue up the hill and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR

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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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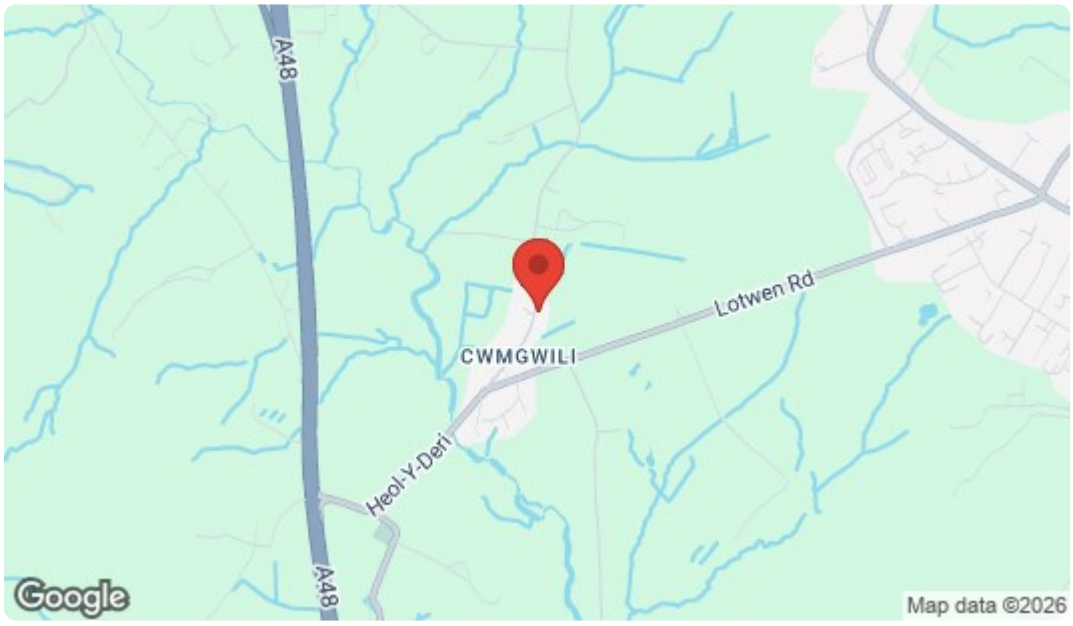

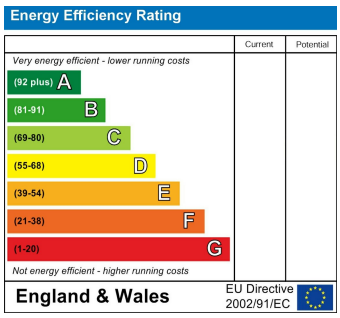

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.