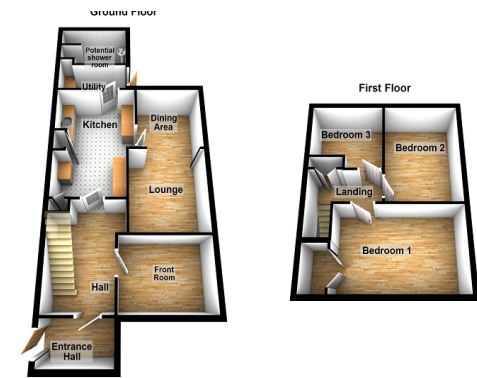




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**64 Derwydd Avenue
Gwaun Cae Gurwen
Ammanford
Carmarthenshire.
SA18 1PG**

Price £124,950



- Two bedroom semi detached property
- Lounge, front room, dining area
- Shower room, potential bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- On street parking

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

Important notice

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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.

General Description

We have the pleasure in offering for sale this two bedroom semi detached house 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 iunction 49 of the M4.

EPC Rating: D59

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Derwydd Avenue, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this two bedroom semi detached house 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 entrance hall, hallway, front room, lounge, dining area, kitchen, rear hall, shower room, landing, potential bathroom and two bedrooms

The property benefits from Upvc glazing, gas fired central heating and a rear garden.

Upvc glazed door to

Entrance Hall

Upvc glazed windows to front and side, radiator.

Hallway

Radiator, stairs to first floor

Front Room (11' 10" x 8' 11") or (3.61m x 2.73m)

Upvc glazed window to front, radiator, coved ceiling.

Lounge (12' 4" x 10' 9") or (3.75m x 3.27m)

Radiator, coved ceiling, brick feature fire place.

Dining Area (10' 11" x 7' 7") or (3.33m x 2.30m)

Upvc glazed window to rear, radiator, coved ceiling.

Kitchen (21' 3" x 9' 6" Max) or (6.47m x 2.90m Max)

Two Upvc glazed windows to side, coved ceiling, tiled flooring, tiled walls, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit, plumbing for automatic washing machine and dish washer, aga, cooker point, under stair storage.

Rear Hall

Wooden door to side, upvc glazed window to side, tiled flooring, tiled walls, work surface.

Shower Room (6' 7" x 4' 10") or (2.01m x 1.48m)

Upvc glazed window to rear, radiator, tiled walls, tiled flooring, wash hand basin, close coupled Wc, walk in electric shower.

Derwydd Avenue, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to side, hatch to roof space, built in storage cupboard housing Ideal gas fired boiler controlling domestic hot water and central heating.

Bedroom 1 (14' 9" x 9' 2") or (4.50m x 2.79m)

Upvc glazed window to front, radiator, coved ceiling, built in storage cupboard.

Bedroom 2 (12' 6" x 10' 7") or (3.80m x 3.23m)

Upvc glazed window to rear, radiator, coved ceiling, laminate flooring, fitted storage cupboard housing radiator and shelving.

Potential Bathroom (7' 0" x 7' 3") or (2.13m x 2.20m)

Upvc glazed window to rear, radiator, plumbing for a bathroom suite and Wc.

Outside

Patio front garden with ramp to front door.

Side pedestrian access.

Tiered patio rear garden with two block built storage sheds.

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

A

Directions

Leave Ammanford on High Street continue to the T junction turning left. Continue through the villages of Glanamman Garnant and Gwaun Cae Gurwen and on entering Cwmgors take a left into Derwydd Avenue and the property can be found on the left hand side.

