



Graig Road, Gwaun Cae Gurwen, Ammanford, SA18 1EG

Offers In Region Of £130,000



Calow Evans
Estate Agents

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An immaculate two bedroom home beautifully presented throughout and tastefully decorated in a modern style. Offering bright welcoming accommodation this property is ready for immediate occupation with nothing to do but move in and enjoy. Externally the current owners have invested significantly in transforming the garden, carrying out extensive works to create an attractive low maintenance outdoor space to provide the perfect setting for relaxing. Additionally there is off road parking to the front and two parking spaces to the rear.

The property is situated in the heart of the village of Gwaun Cae Gurwen which offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre.





Entrance Vestibule:

Door to lounge.

Lounge:13

4.09m x 3.35m (13'5" x 11'0")

Double glazed window to front, feature fireplace with gas stove and wooden mantle, understairs storage cupboard, elegant feature archways gracefully divide the lounge and dining room, radiator with decorative radiator cover.

Dining Room:

3.56m x 2.67m (11'8"/10'4" x 8'9")

Double glazed window to rear, understairs storage cupboard with shelving, stairs to first floor, double panel radiator.





Kitchen:

3.33m x 2.44m (10'11" x 8'0")

Double glazed glass panel door to side, double glazed window to rear, fitted with a range of wall and base units, cupboard housing the gas boiler providing domestic hot water and central heating (with the exception of the shower room), single bowl sink unit and draining board, induction hob and extractor fan over, electric oven, part tiled walls, plumbing for washing machine, single panel radiator.

First Floor Landing:

Entrance to loft.

Bedroom One:

3.53m x 2.62m (11'7"/9'6" x 8'7")



Bedroom Two:

4.47m x 2.77m (14'8"/10'9" x 9'1")

Double glazed window to rear, single panel radiator.

Shower Room:

2.46m x 1.68m (8'1" x 5'6")

Double glazed obscure window to front, combined wash hand basin and macerator WC, double shower enclosure with dual shower heads, respatex panels to walls.

Externally:

A hardstanding to the front providing off road parking and an additional two parking spaces to the rear. The rear garden is mainly laid with decking and decorative stones for low



Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

B.



Broadband/Mobile Phone Coverage:

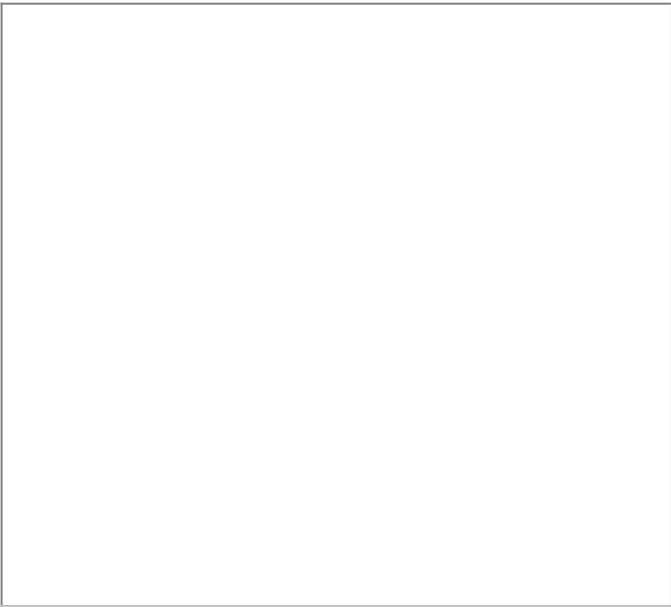
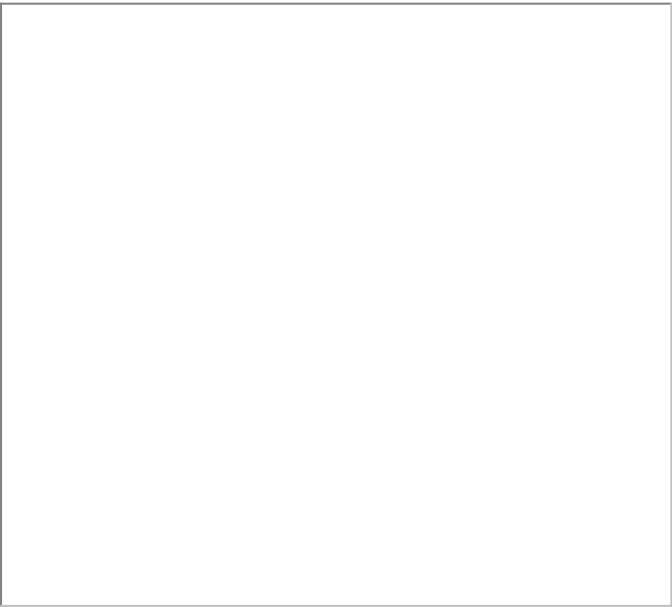
There is ultrafast broadband and mobile phone coverage in the area.

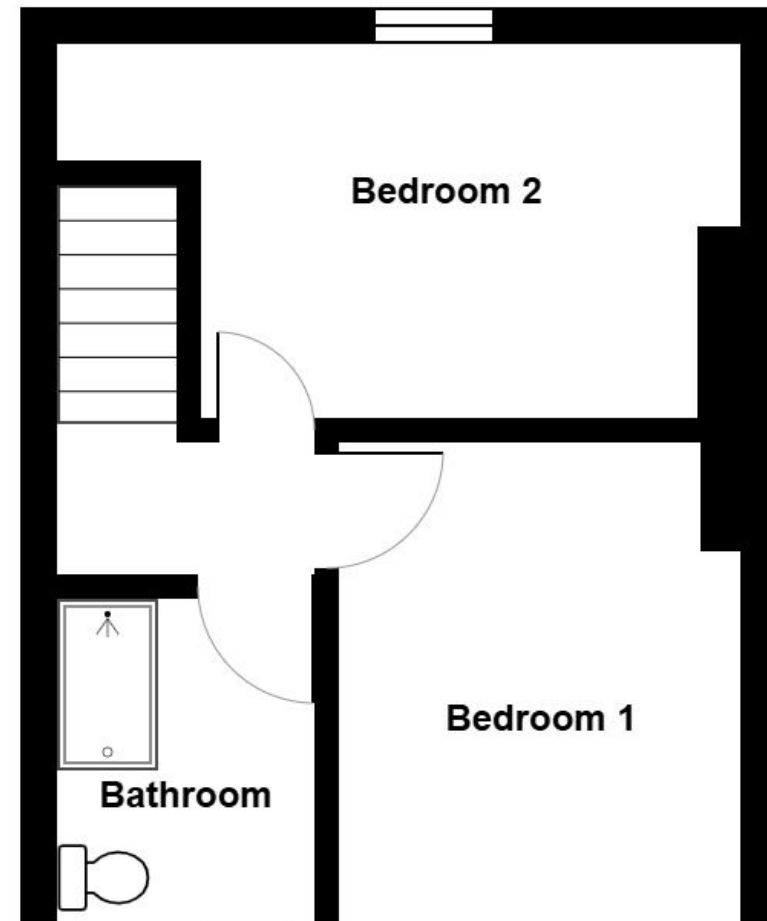
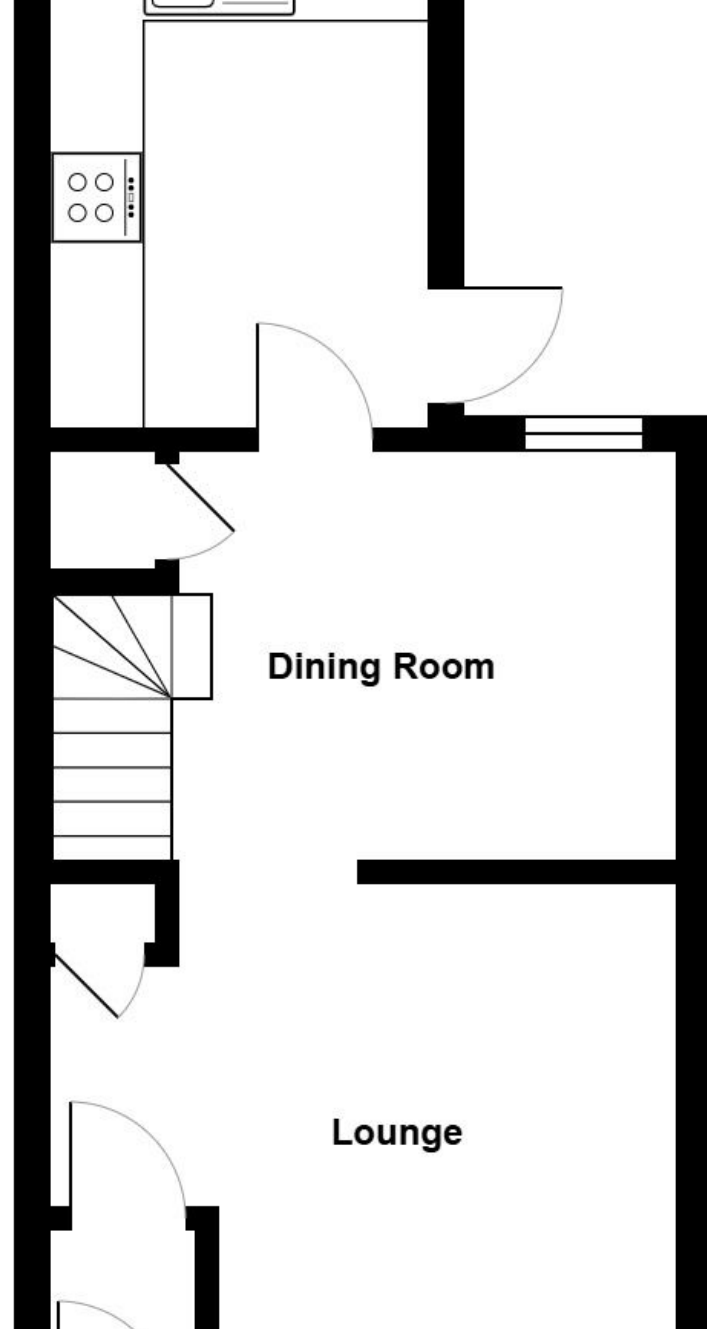
Directions:

From our office, turn left at the traffic lights on College Street and proceed through the villages of Glanamman & Garnant. Continue through the village of Gwaun Cae Gurwen passing the Mount Pleasant where the property will be located on the left hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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