



Upper Colbren Road, Gwaun Cae Gurwen, SA18 1HR

Offers In Region Of £250,000



Calow Evans
Estate Agents

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Upper Colbren Road, Gwaun Cae Gurwen, SA18 1HR

This recently refurbished, larger-than-average semi-detached home is situated on a side road in the village of Gwaun-Cae-Gurwen. The property offers spacious and versatile accommodation, including three reception rooms, three bedrooms and a study to the first floor, a ground floor shower room, utility room, first floor bathroom, and cloakroom.

The property further benefits from gas-fired central heating and double glazing throughout. Externally, there is ample off-road parking with potential to build a garage (subject to the necessary planning permissions), along with a low-maintenance rear garden. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.

The village of Gwaun Cae Gurwen offers good basic amenities with the main shopping facilities located at Ammanford town centre or Pontardawe. Access to the M4 motorway would be via junction 49 at Pont Abraham or junction 45 at Ynysforan.



Accommodation:

Entrance Hall

Stairs to first floor, radiator, laminate flooring.

Dining Room

4.09m x 3.2m (13'5"(into bay) x 10'6")

Double glazed bay window to front, radiator, laminate flooring, downlighters.





Lounge

3.58m x 3.35m (11'9" x 11'0")

Laminate flooring, radiator.

Kitchen

Two double glazed windows to rear, two skylights, radiator, tiled floor, kitchen fitted with a range of wall & base units, plumbing for dishwasher, built-in electric oven, induction hob, extractor fan over, sink & draining board unit, opening to:

Sun Room

5.84m x 3.81m (19'2" x 12'6"/11'3")

Double glazed window to side and front, door to rear, radiator.



Utility Room

Double glazed window to side, radiator, plumbing for washing machine, wall mounted gas boiler providing domestic hot water & central heating

Shower Room

Double glazed window to side, heated towel rail, WC, wash hand basin, mains shower in enclosure.

First Floor Landing

Double glazed window to side, storage cupboard.



Bedroom One

3.99m x 3.84m (13'1" x 12'7")

Double glazed window to side & front, radiator, laminate flooring.

Bedroom Two

3.56m x 3.38m (11'8" x 11'1"/10'6")

Double glazed window to rear, radiator.

Bedroom Three

3.4m x 3.2m (11'2"/10'6" x 10'6")

Double glazed window to front, radiator, laminate flooring.



Bathroom

2.84m x 1.73m (9'4" x 5'8")

Double glazed window to rear, heated towel rail, suite comprising panelled bath, WC & wash hand basin in vanity unit, tiled floor, tiled walls.

Study/Dressing Room

2.57m x 2.29m (8'5" x 7'6")

Double glazed window to the side, radiator.

WC

Double glazed window to front, WC, wash hand basin.



Externally

Side driveway offering ample parking with potential to build a garage (stpp), low maintenance rear garden mainly laid with gravel.

Services

We are advised that mains services are connected.

Tenure

Freehold



Council Tax

Band B

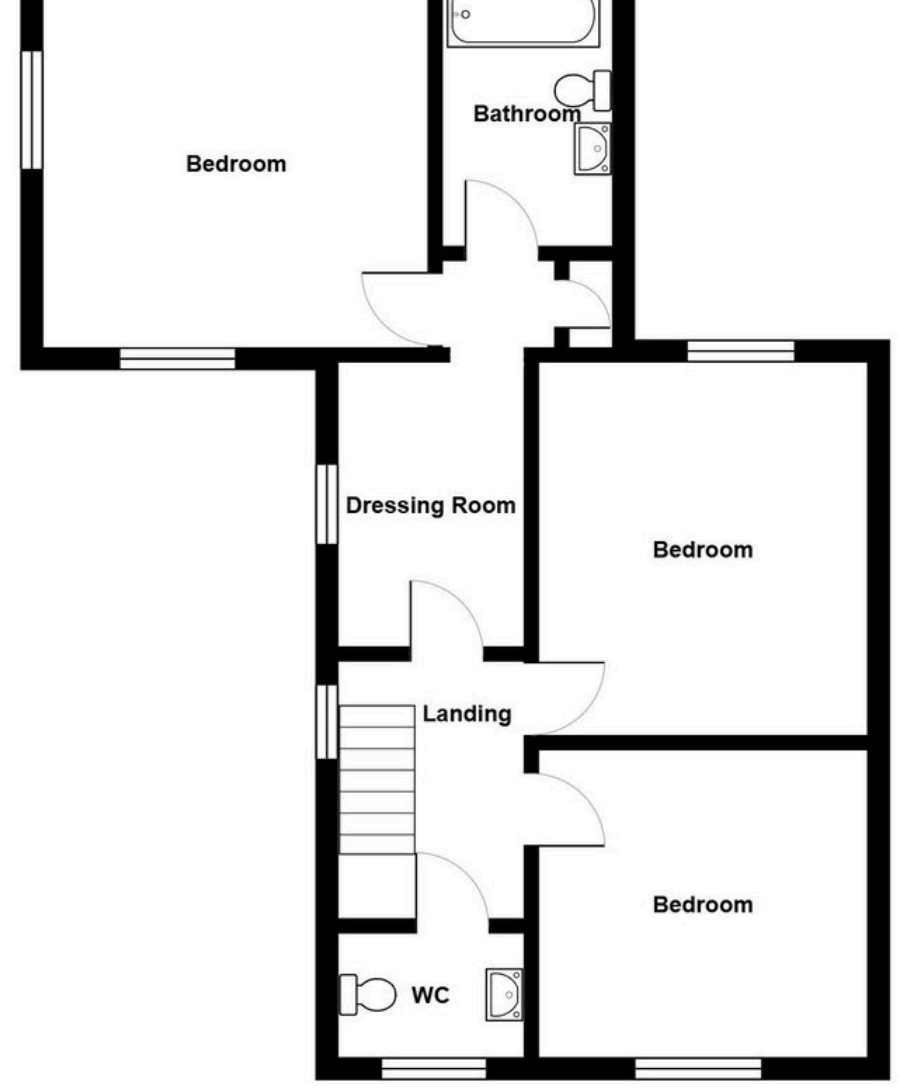
Broadband Speed/Mobile Phone Coverae

We are advised that super-fast broadband and mobile phone coverage are available in this area.

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

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Office Contact

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