



House - Semi-Detached (EPC Rating: D) Freehold

HEOL CAE GURWEN, GWAUN CAE GURWEN, AMMANFORD, SA18 1PB

Offers In The Region Of

£125,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are Pleased to offer For Sale this Semi Detached property, set in the village of Gwaun Cae Gurwen, close to local amenities and approximately 5 miles from Ammanford Town Centre. The accommodation comprises, entrance hall, lounge, dining room, kitchen, bathroom on the ground floor with 3 bedrooms located on the first floor. The property benefits from gas central heating and uPVC double glazing. Externally there is pedestrian side access to the rear leading to enclosed garden .

Council Tax - A. Freehold. EPC- D65. NO ONWARD CHAIN

Ground Floor

With front entrance door leading into...

Entrance Hall

With exposed Stone work and stairs to first floor.

Sitting Room

2.8 x 3.8 (9'2" x 12'5")

With radiator, picture rail, wooden fire surround with free standing electric fire and uPVC window to the front.

Dining Room

3.4 x 3.8 (11'1" x 12'5")

With radiator, alcove cupboards, understairs cupboard with plumbing for automatic washing machine.

Kitchen

1.6 x 2.4 (5'2" x 7'10")

With range of base and wall units, part tiled walls and fully tiled floor, stainless steel single drainer sink unit with mixer taps, free standing cooker, radiator and uPVC window and door to the rear.

Bathroom

1.8 x 2.4 (5'10" x 7'10")

With heated towel rail, low level flush WC, pedestal wash hand basin, extractor fan, fully tiled walls and floor, panelled bath, shower cubicle, spotlights and uPVC window to the side.

First Floor

Landing

With hatch to roof space, spotlights, exposed stone work and uPVC window to the rear.

Bedroom 1

3.2 x 2.7 (10'5" x 8'10")

With radiator and uPVC window to the front.

Bedroom 2

2.8 x 3.2 (9'2" x 10'5")

With radiator, wall mounted gas boiler providing domestic hot water and central heating and window to the rear.

Bedroom 3

2.2 x 2.0 (7'2" x 6'6")

With radiator, uPVC window to the front.

External

Front : Enclosed gated forecourt

Rear : Side pedestrian access leading to rear with patio and level lawned area.

Council Tax

Band - A

Services

Mains gas, electricity, water and drainage.

TENURE

Freehold.

NOTE

All photographs have been taken using a wide angle lens.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk



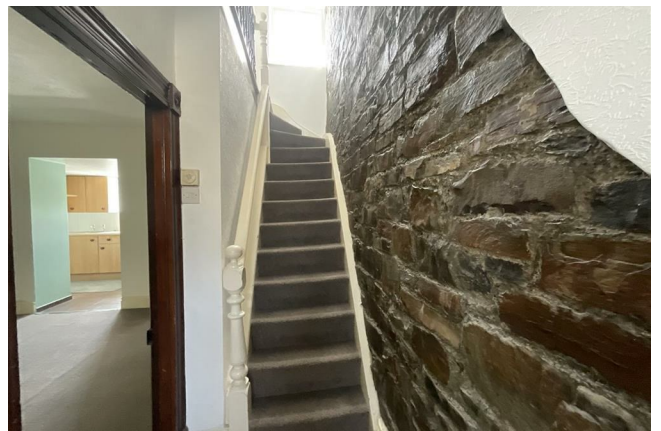
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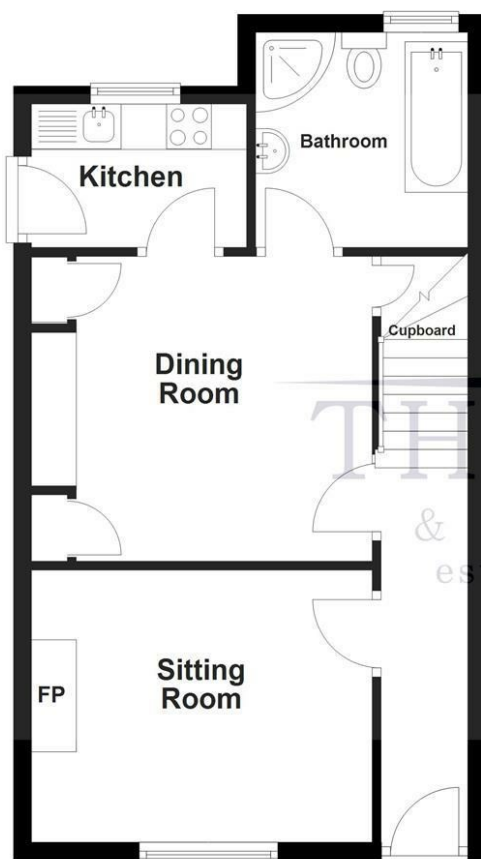
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Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel approximately 5 miles to the village of Gwaun Cae Gurwen, go over the railway crossing and the property can be found on the right identified by our For Sale board.



Ground Floor



First Floor

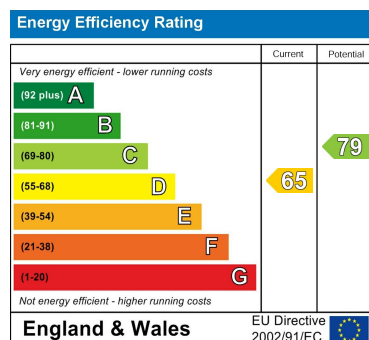


Total area: approx. 71.3 sq. metres (767.9 sq. feet)

Council Tax Band

A

Energy Performance Graph



Call us on

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ammanford@thomasandthomas-property.co.uk

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

