



**21 Gron Road, Gwaun Cae Gurwen, Ammanford, SA18 1HD**

**Offers in the region of £249,000**

We have pleasure in offering for sale this well presented detached house set on a side road within the village close to local amenities and within 5 miles or so of Ammanford town centre with its wider range of shopping and transport facilities. Accommodation comprises lounge, kitchen, utility room, downstairs bathroom, 3 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing, off road parking and large enclosed rear garden.

## Ground Floor

Composite entrance door to

### Lounge

15'3" x 13'6" (4.67 x 4.12)



with log burner in tiled surround with lighting, alcove cupboard and shelving, stairs to first floor, radiator, coved ceiling and uPVC double glazed window to front. Opening to

### Kitchen

15'8" x 9'10" (4.79 x 3.01)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with shower tap, 5 ring Richmond induction stove with extractor over, integrated automatic dishwasher, breakfast bar, space for American style fridge freezer, part tiled walls, tiled floor, radiator, coved ceiling, downlights and uPVC double glazed window to front.

### Utility

6'11" x 6'6" (2.13 x 1.99)



with range of fitted base units, plumbing for automatic washing machine, space for tumble dryer, tiled floor, tongue and groove ceiling and uPVC double glazed window to side and rear and door to side.

### Bathroom

8'11" x 8'0" (2.74 x 2.45)



with fitted low level flush WC, vanity wash hand basin with cupboards under, free standing roll top bath with central taps and shower attachment over, radiator, tongue and groove walls to half, built in cupboard, tiled floor, extractor fan and uPVC double glazed window to side.

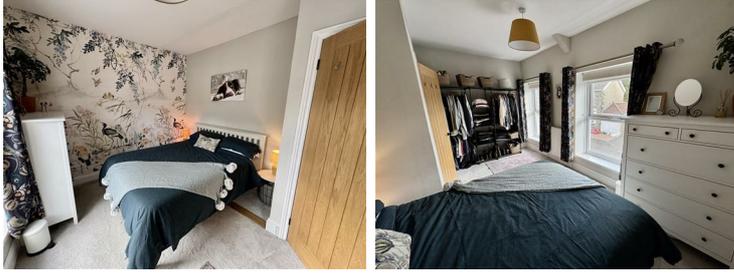
## First Floor

### Landing

with hatch to roof space, radiator and uPVC double glazed window to rear.

### Bedroom 1

10'1" red to 7'4" x 14'8" red to 8'2" (3.08 red to 2.24 x 4.49 red to 2.51)



with radiator and 2 uPVC double glazed windows to front.

### Bedroom 2

11'8" x 9'10" (3.58 x 3.00)



with feature fireplace, radiator and uPVC double glazed window to front.

### Bedroom 3

6'2" x 8'3" (1.90 x 2.52)



with radiator and uPVC double glazed window to rear.

### Shower Room

4'3" x 6'11" (1.30 x 2.12)



with fitted low level flush WC, vanity wash hand basin with cupboards under, walk in shower with dual head mains shower, tiled walls, tiled floor, extractor fan, heated towel rail and downlights.

## Outside



with gravelled gardens to front. Side drive for 1/2 cars leading into large enclosed rear garden with raised brick paved seating area, gravelled area with large timber shed, lawned garden with a variety of fruit trees and timber summer house.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

Restrictions: None

## Council Tax

Band C

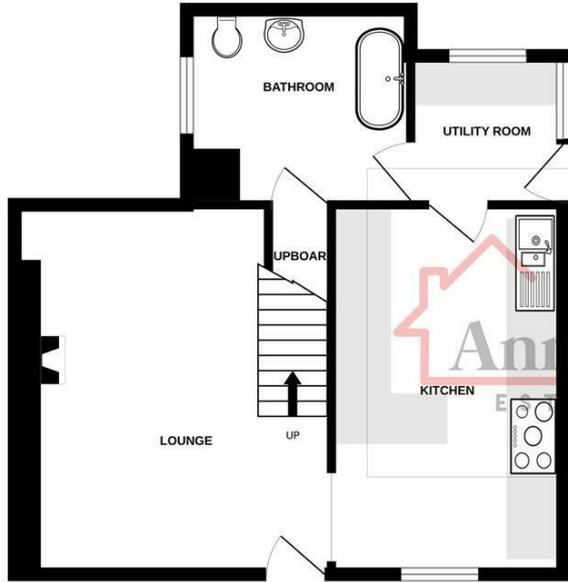
## NOTE

All internal photographs are taken with a wide angle lens.

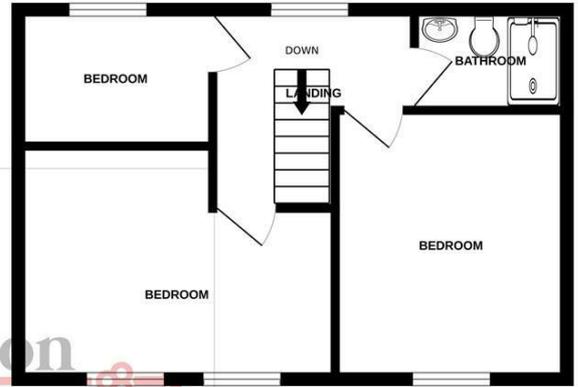
## Directions

Leave Ammanford on High Street, at the junction turn left and travel approximately 5.5 miles into the village of Gwaun Cae Gurwen, proceed over the level crossing then turn first right into Gron Road and the property can be found on the right hand side.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>77</b>
	<b>63</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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