



**45 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, SA18 1HG**

**Offers in the region of £110,000**

A semi detached house set in village of Gwaun Can Gurwen and approximately 5 miles from Ammanford town centre and all of its amenities. The property is in need of renovation and offers the following accommodation - vestibule, entrance hall, lounge, sitting room, dining room, kitchen, side porch, downstairs WC, 2 bedrooms and bathroom. The property benefits from gas central heating, mostly uPVC double glazing and rear garden.

## Ground Floor

uPVC double glazed entrance door to

### Vestibule

Etched glass door to

### Entrance hall

with stairs to first floor and radiator.

### Lounge

9'6" x 12'5" (2.91 x 3.81)



with radiator, coved ceiling and uPVC double glazed window to front.

### Sitting Room

12'0" x 12'10" (3.67 x 3.93)



with fireplace, radiator, coved ceiling, 2 windows to side and uPVC double glazed French doors to side porch.

## Dining Room

12'2" x 9'0" (3.71 x 2.76)



with under stairs cupboard, radiator, coved ceiling and wooden window to side into porch.

## Kitchen

8'9" x 15'1" (2.67 x 4.62)



with range of fitted base and wall units, stainless steel double drainer sink unit with mixer taps, electric cooker, plumbing for automatic washing machine, tiled walls, tiled floor, radiator, textured and coved ceiling and 2 uPVC double glazed windows to rear and one to side.

### Side Porch

9'10" x 6'8" (3.02 x 2.05)



with radiator, part tiled walls, tiled floor, polycarbonate roof and uPVC double glazed windows and door to side.

### Downstairs WC

3'4" x 6'8" (1.02 x 2.04)

with low level flush WC, pedestal wash hand basin, light tunnel, tiled walls, tiled floor, radiator and uPVC double glazed window to side.

### First Floor

#### Landing

with hatch to roof space.

#### Bedroom 1

11'1" x 16'6" (3.38 x 5.04)



with radiator, coved ceiling and 2 uPVC double glazed windows to front.

### Bedroom 2

10'11" x 10'5" (3.33 x 3.2)



with covered small brick fireplace, radiator, coved ceiling and uPVC double glazed window to rear.

### Bathroom

12'5" x 8'11" (3.81 x 2.72)



with low level flush WC, pedestal wash hand basin, airing cupboard with slatted shelves and wall mounted gas boiler providing domestic hot water and central heating, panelled bath, low level access shower cubicle, part tiled walls, extractor fan, radiator, coved ceiling and uPVC double glazed window to side.

### Outside



with side pedestrian access to small double glazed window.

enclosed rear garden, paved patio, outside tap, 2 block sheds, 1 brick shed and small basement room.

## **Material Information**

### **UTILITES:**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains

Broad Band Speed: Download: 1800 mbps

Upload: 220mbps

Mobile coverage: Vodafone: 79% EE: 78%

3: 66% o2: 62%

### **ISSUES WITH POTENTIAL IMPACT:**

Flood Risk: Flooding from rivers: very low risk Flooding from surface water and small watercourses High Risk

Rights and Easements: Vehicular right of way access to rear

Restrictions: None

This property is leasehold Lease Term: 999 years from 1901, 876 years remaining, End date: 19/07/2901

## **Council Tax**

Band

## **NOTE**

All photographs are taken with a wide angle lens.

## **Directions**

Leave Ammanford on High Street, at the junction turn left and travel approximately 4.5 miles into the village of Gwaun Can Gurwen and the property can be found on the right hand side, identified by our For Sale board.



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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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			95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
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.