



Water Street, Gwaun Cae Gurwen, Ammanford, SA18

Offers In Region Of £190,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Water Street, Gwaun Cae Gurwen, Ammanford, SA18

A two bedroom character cottage situated on a side road in the village of Gwaun Cae Gurwen. The property has the benefit of two reception rooms, ground floor bathroom and enjoys a multi fuel fire set in an inglenook fireplace. There is double glazing with sliding sash windows to the front and oil fired central heating to the property (with the exception of the kitchen). Externally there is ample parking to the side driveway which offers potential to build a garage and extend the property (stpp).

The village of Gwaun Cae Gurwen offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre.





Entrance Hallway:

Stairs to first floor.

Dining Room:

4.17m x 3.71m (13'8" x 12'2")

Double glazed sliding sash window to front, inglenook fireplace with feature part exposed stone chimney breast and multi fuel fire, tiled floor, column radiator.

Lounge:

4.29m x 2.67m (14'1" x 8'9")

Double glazed sliding sash window to front, column radiator.





Kitchen:

3.12m x 2.54m (10'3" x 8'4")

Double glazed window and double glazed glass panel door to rear, fitted with wall and base units, 1½ bowl sink unit and draining board, halogen hob, eye level double oven and grill, part tiled walls, cupboard housing washing machine, tiled floor.

Bathroom:

2.79m x 1.68m (9'2" x 5'6")

Double glazed obscure window to side, suite comprises panelled bath with shower over and waterfall tap, counter top basin with waterfall tap, WC, PVC panelling to walls, heated towel rail.

First Floor Landing:

Double glazed window to rear.

Bedroom One:

4.29m x 2.72m (14'1"/11'7" plus recess x 8'11")

Double glazed sliding sash window to front, built in cupboard, double panel radiator.

Bedroom Two:

4.27m x 2.69m (14'0" x 8'10")

Double glazed sliding sash window to front, double panel radiator.

Externally:

A side driveway providing ample parking and potential to build a garage (stpp), side pedestrian access to a good sized rear garden, large paved patio, side garden laid to lawn and garden shed, vegetable patch, workshop with electricity, garden shed, poly tunnel, external oil boiler providing domestic hot water and central heating with the exception of the kitchen. The property offers potential to extend (stpp).

Services:

We are advised mains water, electricity and drainage connected (tbc), oil fired central heating with the exception of the kitchen.

Council Tax:

B.

Broadband/Mobile Phone Coverage:





Directions:

From our office proceed to the traffic lights bearing left onto High Street. Proceed out of town and on reaching the next junction in Pontamman turn left. Proceed through the villages of Glanamman and Garnant and continue up the hill to Gwaun Cae Gurwen. Continue over the railway crossing take the next available right hand turning onto Water Street whereby 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

01269 543 128