

17 Water Street, Gwaun Cae Gurwen, Ammanford, SA18 1HA

Offers in the region of £160,000

A mid terrace house with character features set on a quiet side road in the centre of the village of Gwaun Cae Gurwen within walking distance to shops & amenities. Accommodation comprises porch, lounge, kitchen, 2 bedrooms and bathroom. The property benefits from a wood pellet stove, new uPVC double glazing windows and doors throughout, large South West facing enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Porch

3'10" x 4'3" (1.18 x 1.32)

with tiled floor and coat hooks. Door to

Lounge

13'11" x 20'2" (4.25 x 6.17)



with stairs to first floor, under stairs cupboard, multi fuel fire with tiled hearth, 2 radiators, 4 wall lights, textured and beamed ceiling, 1 alcove shelving and uPVC double glazed window to front.

Kitchen

15'8" x 12'5" (4.80 x 3.81)



with range of fitted base and wall units, one and a half bowl enamel sink unit with mixer taps, 5 ring Flavel electric range cooker with warming plate, 2 oven and grill, plumbing for automatic washing machine, integrated automatic dishwasher, Klover wood pellet stove providing domestic hot water and central heating, downlights, coved ceiling and uPVC double glazed window and French doors to rear.

First Floor

Landing

with wall light, radiator, built in airing cupboard with hot water cylinder and textured ceiling.

Bedroom 1

10'11" x 20'2" max (3.34 x 6.15 max)



with 2 fitted wardrobes, hatch to roof space, 3 radiators, textured ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

8'9" x 12'6" (2.69 x 3.83)



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

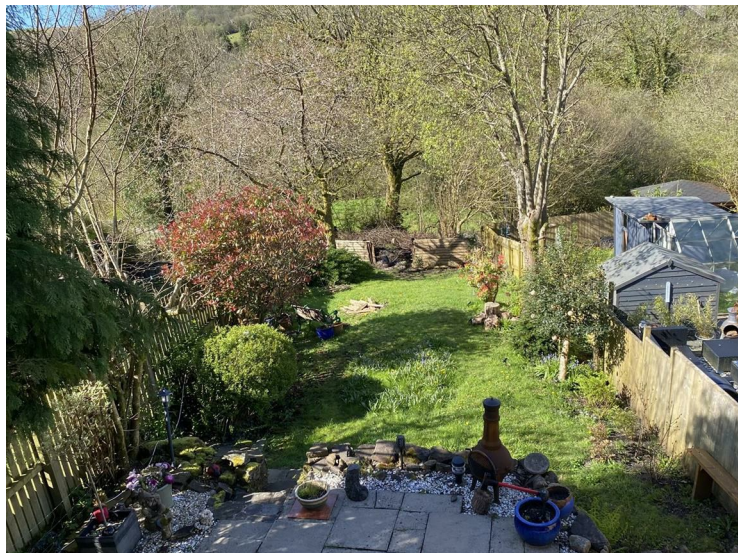
Bathroom

6'7" x 9'5" red to 5'8" (2.03 x 2.88 red to 1.73)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps and electric shower over, part tiled walls, heated towel rail, textured ceiling and uPVC double glazed window to side.

Outside



with off road parking for one car to front, pedestrian right of way access to large rear garden with paved patio, lawned garden outside tap, plastic shed and mature shrubs, trees and bushes.

Services

Mains electricity, water and drainage.

Council Tax

Band B

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles into the village of Gwaun Cae Gurwen. After travelling over the level crossing turn first right into Water Street and the property can be found in front of you at the bottom of the road, identified by our For Sale board.

Take the A474 from Pontardawe and travel for approximately 5.5 miles into the centre of Gwaun Cae Gurwen and turn left into Water Street and the property can be found in front of you at the bottom of the road, identified by our For Sale board.

Agents Note

Pedestrian right of way access to this property

AGENTS NOTE

Leasehold - 999 years from September 1902

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

Please note:

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