

**64 Derwydd Avenue  
Gwaun Cae Gurwen  
Ammanford  
Carmarthenshire.  
SA18 1PG**

**Price £130,000**



- Two bedroom semi detached property
- Lounge, front room, dining area
- Shower room, potential bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- On street parking



## General Description

**EPC Rating: D59**

We have the pleasure in offering for sale this two bedroom semi detached house in the village of Gwaun Cae Gurwen close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school. The property is approximately 7 miles from Ammanford town centre and further amenities including, shops, public houses, restaurants, places of worship, secondary school, leisure centre, bus station, railway station and a further 7 miles to junction 49 of the M4.

**Derwydd Avenue, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.**

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The accommodation briefly comprises entrance hall, hallway, front room, lounge, dining area, kitchen, rear hall, shower room, landing, potential bathroom and two bedrooms

The property benefits from Upvc glazing, gas fired central heating and a rear garden.

### Upvc glazed door to

### Entrance Hall

Upvc glazed windows to front and side, radiator.

### Hallway

Radiator, stairs to first floor

### Front Room (11' 10" x 8' 11") or (3.61m x 2.73m)

Upvc glazed window to front, radiator, coved ceiling.

### Lounge (12' 4" x 10' 9") or (3.75m x 3.27m)

Radiator, coved ceiling, brick feature fire place.

### Dining Area (10' 11" x 7' 7") or (3.33m x 2.30m)

Upvc glazed window to rear, radiator, coved ceiling.

### Kitchen (21' 3" x 9' 6" Max) or (6.47m x 2.90m Max)

Two Upvc glazed windows to side, coved ceiling, tiled flooring, tiled walls, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit, plumbing for automatic washing machine and dish washer, aga, cooker point, under stair storage.

### Rear Hall

Wooden door to side, upvc glazed window to side, tiled flooring, tiled walls, work surface.

### Shower Room (6' 7" x 4' 10") or (2.01m x 1.48m)

Upvc glazed window to rear, radiator, tiled walls, tiled flooring, wash hand basin, close coupled Wc, walk in electric shower.

### Landing

Upvc glazed window to side, hatch to roof space, built in storage cupboard housing Ideal gas fired boiler controlling domestic hot water and central heating.

### Bedroom 1 (14' 9" x 9' 2") or (4.50m x 2.79m)

Upvc glazed window to front, radiator, coved ceiling, built in storage cupboard.

### Bedroom 2 (12' 6" x 10' 7") or (3.80m x 3.23m)

Upvc glazed window to rear, radiator, coved ceiling, laminate flooring, fitted storage cupboard housing radiator and shelving.

### Potential Bathroom (7' 0" x 7' 3") or (2.13m x 2.20m)

Upvc glazed window to rear, radiator, plumbing for a bathroom suite and Wc.

### Outside

Patio front garden with ramp to front door.

Side pedestrian access.

Tiered patio rear garden with two block built storage sheds.

### Broadband and Mobile phone

There is Ultrafast Broadband available in the area.

There is mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

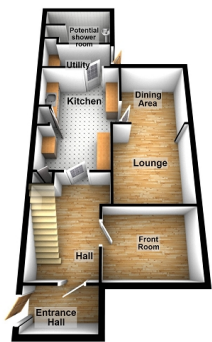
### Tenure

Freehold

### Council Tax

A

Ground Floor



First Floor



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

### Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

