



**Gron Road
Gwaun Cae Gurwen
Ammanford
West Glamorgan
SA18 1HD**

Offers in Excess of £189,000

bettermove

Gron Road Ammanford

Bettermove are proud to present this 4 bedroom semi-detached house in Gwaun Cae Gurwen available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, open plan kitchen and dining room and the family bathroom on the ground floor. The first floor consists of four bedrooms, including the master bedroom with en suite shower room. The exterior of the property boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Gwaun Cae Gurwen, the property is close to a range of amenities, including shops, a primary school, and pubs. Excellent transport connections can be found from junction 49 of the M4 around 7 miles away, many local bus routes providing easy access into Ammanford town centre with further amenities.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

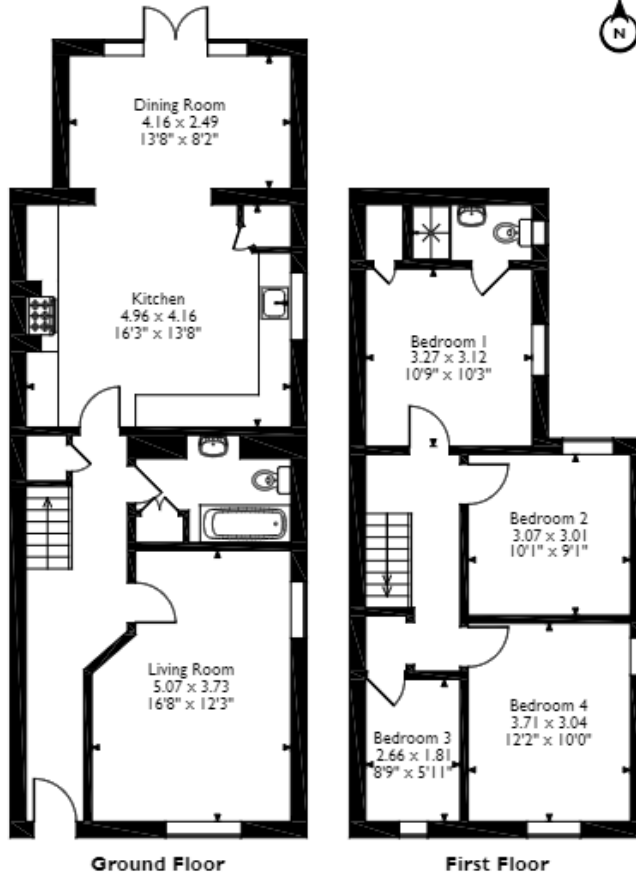
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Gron Road, Gwaun Cae Gurwen, Ammanford
 Approximate Gross Internal Area
 118 Sq M/1270 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk