

45 Parc Gwernon, Fforest Fach, Tycroes SA18 3PR

Offers In Region of £157,950 Freehold

FOR SALE | AR WERTH



Description

OFFERS IN THE REGION OF £157,950 – 45 Parc Gwernon, SA18 3PR is a modern and well-presented two-bedroom end-terrace home, tucked away in a quiet cul-de-sac location close to local amenities. The property offers bright open-plan living and dining accommodation, with French doors opening onto a private rear garden featuring a patio and lawn, ideal for everyday living and entertaining. Further benefits include off-road parking, double glazing throughout, gas central heating, and a contemporary bathroom with shower. The home has an EPC rating C (79) and is in Council Tax Band C. A virtual tour is available, and viewings can be arranged through Swift Property Services on 01267 231394 or info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location: Parc Gwernen is a well-established and popular residential development, tucked away in a quiet cul-de-sac setting that offers a strong sense of privacy and community. The property is ideally positioned for access to a wide range of local amenities including supermarkets, independent shops, cafés, leisure facilities, and healthcare services, all available within the nearby town of Ammanford. The town also benefits from well-regarded primary and secondary schools, making the location attractive for families. For commuters, the area offers good transport links, with road connections providing straightforward access to Carmarthen, Llanelli, and the M4 corridor, while Ammanford railway station offers services along the Heart of Wales line. Surrounded by the Carmarthenshire countryside, the location also provides easy access to scenic walks and outdoor pursuits, creating an appealing balance between town living and rural surroundings.

Ground Floor:

Hall: *1.57m (5'2") x 1.75m (5'9")* Accessed via a uPVC front door, the hall features wood-effect laminate flooring and provides internal access to the utility room and main hallway. The consumer unit is discreetly positioned, and the space offers a practical and well-presented introduction to the home.

Utility Room: *1.58m (5'3") x 1.57m (5'2")* With a uPVC frosted window to the front, the utility room is fitted with a low-level WC with push-button flush and pedestal wash basin with tiled splashback. Further features include a radiator, wood-effect flooring, and a gas-fired Baxi combination boiler, providing a practical and well-presented ancillary space.

Living Room: *3.72m (12'3") x 4.73m (15'7")* A bright and well-proportioned living space with a door to the hall and an open aspect through to the kitchen. uPVC double glazed patio doors open onto the rear garden, complemented by windows to the side and rear elevations allowing for good natural light. The room features wood-effect flooring, two radiators, useful under-stairs storage, and stairs rising to the first-floor accommodation.

Kitchen: *2.39m (7'11") x 2.18m (7'2")* Fitted with a range of base and wall units incorporating a stainless steel sink with drainer and mixer tap. A uPVC double glazed window overlooks the front elevation. Integrated electric hob and oven are complemented by a stainless steel extractor hood. The kitchen benefits from part-tiled walls, wood-effect flooring, space for a fridge freezer, and plumbing for a washing machine.

First Floor:

Landing: With stairs descending to the living room, the landing is finished with fitted carpet and provides access to the loft space. A smoke detector is installed, and doors lead to Bedrooms One and Two along with the bathroom.

Bedroom 1: *3.73m (12'3") x 2.61m (8'7")* With a door from the landing, the bedroom features a uPVC double glazed window to the front elevation, fitted carpet, and a radiator, providing a comfortable and well-proportioned principal bedroom.

Bedroom 2: *2.25m (7'5") x 2.22m (7'4")* With a door from the landing, the bedroom features a uPVC double glazed window to the rear elevation, fitted carpet, and a radiator, providing a comfortable and well-proportioned bedroom

Externally : The property benefits from ample off-road parking to the side. To the rear is an enclosed garden, laid to patio and lawn, providing a private and practical outdoor space.

Services: Mains gas central heating, electricity, mains water, and mains drainage are connected. The property is located within an area offering high-speed broadband coverage.

Tenure: Freehold

EPC: Energy Performance Rating: C (79).

Construction : Cavity wall construction.

Floor Area: Approximately 70 sq m (c. 753 sq ft)

Council Tax / Local Authority : Council Tax Band C – Carmarthenshire County Council.

Further Details : Additional property information is available via the Sprift report:
<https://portal.sprift.com/property-report/45-parc-gwernen-fforest-fach-ammanford-sa18-3pr/4968373>

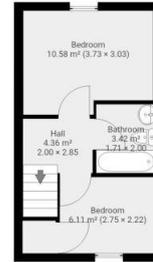
Viewings / Enquiries : Please contact Swift Property Services on 01267 231394 or via email at info@swiftpropertyservices.co.uk for any enquiries or to arrange a viewing.

Please Note: These property details do not constitute an offer or contract. Floor plans, virtual tours, and measurements are provided for guidance only and are approximate; prospective purchasers should satisfy themselves as to all aspects of size, layout, condition, access, and any planning matters. No services or appliances have been tested by Swift Relocations, and it is the responsibility of the purchaser to ensure their satisfactory condition. Photographs may have been taken using a wide

Floor Plan



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Property Features

- Off road parking
- Garden
- Gas CH
- 2 Bedroom

EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		91
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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