



**Colbren Square  
Gwaun Cae Gurwen  
Ammanford  
West Glamorgan  
SA18**

**Offers in Excess of £160,000**

**bettermove**

# Colbren Square Ammanford

Bettermove are proud to present this 3 bedroom semi-detached house in Gwaun Cae Gurwen.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is A.

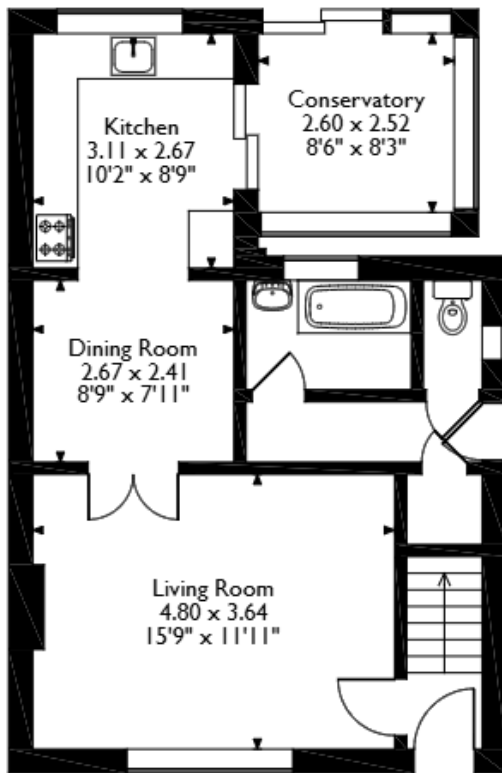
The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, conservatory, and family bathroom, with separate WC on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single. The exterior boasts an outbuilding, and private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the sought after village of Gwaun Cae Gurwen, Ammanford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Ammanford Train Station, a variety of local bus routes, and quick access to the A483, leading to the M4.

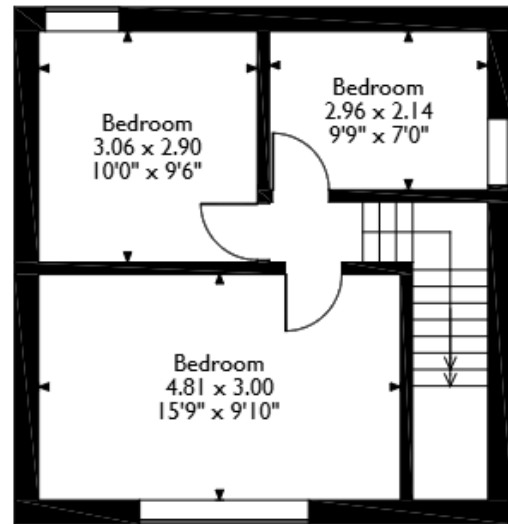
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Colbren Square, Gwaun Cae Gurwen, Ammanford  
Approximate Gross Internal Area  
90 Sq M/968 Sq Ft



**Ground Floor**



**First Floor**

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.



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