



New Road, Gwaun Cae Gurwen, Ammanford, SA18

Offers In Region Of £310,000



Calow Evans  
Estate Agents

01269 543128  
[www.calowevans.co.uk](http://www.calowevans.co.uk)



## New Road, Gwaun Cae Gurwen, Ammanford, SA18

### NO UPPER CHAIN.

A detached property which has been tastefully refurbished situated in the village of Gwaun Cae Gurwen enjoying commanding views over the village and surrounding countryside. The property would lend itself to an extended family and benefits from four bedroom accommodation with the guest bedroom and en-suite located on the ground floor, gas fired central heating and double glazing. There are bi-folding doors in the kitchen/breakfast room opening out to the patio and rear garden. There is an adjacent building plot which is for sale by separate negotiation.

The village itself offers good basic amenities and in walking distance to the local primary school. The main shopping and leisure facilities located at Ammanford town centre. Access to the M4 motorway is via junction 49 at Pont Abraham. Viewing is recommended to appreciate the versatile accommodation this property has to offer.





### **Side Entrance Hallway:**

Laminate flooring, understairs storage cupboard, stairs to first floor, double panel radiator.

### **Cloakroom:**

Walls tiled to ceiling, wash hand basin in vanity unit, WC, tiled floor, heated towel rail.

### **Lounge/Dining Room:**

7.01m x 4.85m (23'0" x 10'4"/15'11")

Two double glazed windows to front, double glazed window to side, laminate flooring, two double panel radiators.







### **Kitchen/Breakfast Room:**

6.78m x 3.84m (22'3" x 11'11"/12'7")

Double glazed bi-folding doors to rear, double glazed window to side, fitted with a range of wall and base units, breakfast bar, electric hob and oven with extractor fan over, integrated dishwasher, single bowl sink unit and draining board, part tiled walls, double panel radiator.

### **Utility Room:**

2.31m x 1.45m (7'7" x 4'9")

Fitted with base units, laminate flooring, plumbing for washing machine, single bowl sink unit and draining board, part tiled walls, double panel radiator.

### **Guest Bedroom:**

3.84m x 3.12m (12'7" x 4'6"/10'3") angled

Double glazed door to rear, laminate flooring, single panel radiator, door leading to utility area which could be utilised as annexe accommodation



### **En-Suite:**

1.65m x 1.42m (5'5" x 4'8")

Double glazed obscure window to side, WC, wash hand basin in vanity unit and bathroom mirror with LED light, corner shower enclosure, heated towel rail., part tiled walls, tiled floor, downlighters.

### **First Floor Landing:**

Double glazed window to side, entrance to loft.

### **Bedroom One:**

Double glazed window to front, double panel radiator.



### **En-Suite:**

Walls tiled to ceiling, corner shower with dual shower heads, WC, wash hand basin in vanity unit and bathroom mirror with LED lights, heated towel rail, downlighters.

### **Bedroom Two:**

Double glazed window to front, double panel radiator.

### **Bedroom Three:**

Double glazed window to side, double panel radiator.







## Bathroom:

Double glazed obscure window to rear, suite comprises a Victorian style bath with claw feet and shower over with dual shower heads, WC, wash hand basin in vanity unit, walls tiled to ceiling, cupboard housing gas boiler providing domestic hot water and central heating, downlighters, double panel radiator.

## Externally:

The property is approached by a gravelled shared driveway and provides ample parking , paved patio and rear garden laid to lawn. Please note there is an adjacent building plot for sale by separate negotiation.

## Services:

We are advised all mains services are connected.

## Tenure:

Freehold.

## Council Tax:

B.

## Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

## Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. On reaching the next junction in Pontamman turn left. Proceed through the villages of Glanamman , Garnant and onto Gwaun Cae Gurwen. Turn left just before Ck's supermarket signposted Brynamman and take the first available right turning passing the primary school. Go straight towards the first roundabout and turn left whereby the property will be located.

## Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128