



46 New Road, Gwaun Cae Gurwen, Ammanford, SA18 1UN

Offers in the region of £240,000

NO ONWARD CHAIN....A detached house located on a side road in the village of Gwaun Cae Gurwen, within easy travelling distance of Ammanford town centre. Accommodation comprises entrance hall, sitting room, lounge, downstairs WC, kitchen, lean to conservatory, 4 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking and enclosed front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor and textured ceiling.

Sitting Room

11'6" x 10'0" (3.53 x 3.06)



with 2 alcoves, radiator, textured and coved ceiling and uPVC double glazed window to front.

Lounge

16'0" x 11'4" (4.89 x 3.47)



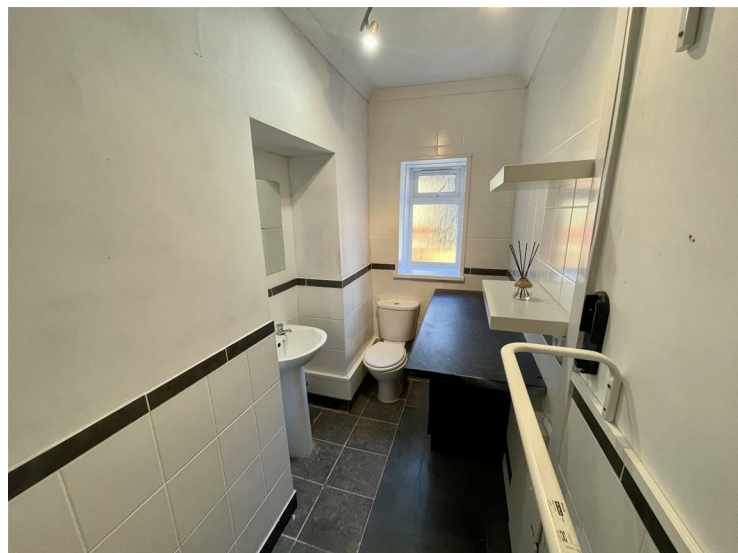
with 2 wall lights, radiator, textured and coved ceiling and uPVC double glazed window to front.

Rear Hallway

with under stairs storage.

Downstairs WC

3'11" x 10'0" (1.20 x 3.05)



with base unit and cupboards, low level flush WC, pedestal wash hand basin, radiator, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window to side.

Kitchen

10'4" x 16'6" (3.15 x 5.05)



with a range of base and wall units, stainless steel single drainer sink unit, monobloc tap, cooker point, extractor over, plumbing for automatic washing machine, part tiled walls, textured and coved ceiling, uPVC double glazed window to side and rear and uPVC double glazed door to

Lean To Conservatory

12'3" x 7'4" (3.75 x 2.25)



with patio doors to side and window to rear.

First Floor

Landing

with hatch to roof space and textured and coved ceiling.

Bedroom 4

7'7" x 10'4" (2.32 x 3.16)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 1

11'1" x 9'10" (3.40 x 3.02)



with radiator, coved ceiling and uPVC double glazed window to side.

Bathroom

4'7" x 8'3" (1.42 x 2.53)



with low level flush WC, pedestal wash hand basin, cupboards, panelled bath with electric shower over, part tiled walls, extractor fan, radiator and textured and coved ceiling.

Bedroom 3

10'11" x 8'4" (3.33 x 2.55)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2

7'10" x 15'11" (2.40 x 4.86)



with radiator, textured and coved ceiling and 2 uPVC double glazed windows to front.

Outside

with paved driveway, gravelled path and lawned area to front. Side access to either side leading to patio and lawned area to rear.

Services

Mains electricity, water and drainage.

Council Tax

Band C

NOTE

All photographs are taken with a wide angle lens.

Agents Notes

Leasehold property whereby £25 is paid every 5 years. There is 877 years remaining on the lease.

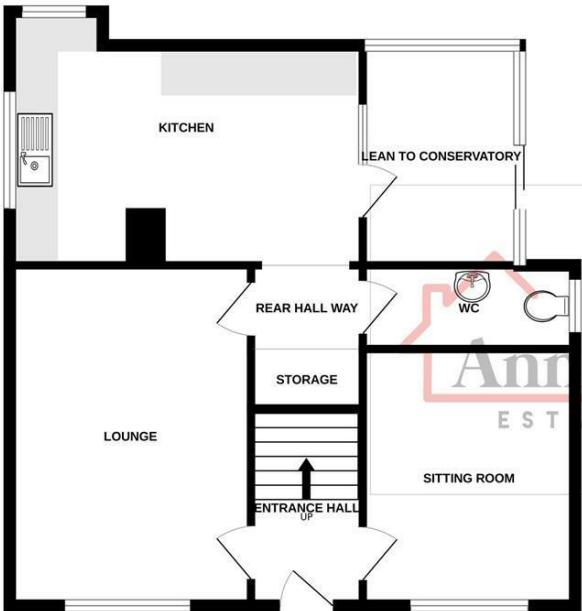
AGENTS NOTE

This property is accessed via an unmade road.

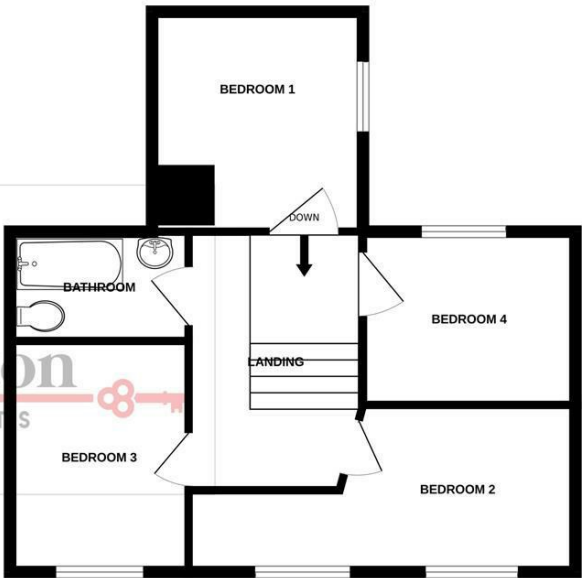
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles into the village of Gwaun Cae Gurwen then turn left for Brynamman. Turn first right for Tairgwaith, travel for approximately 0.5 miles and turn right into New Road.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.