



51 Leyshon Road, Gwaun Cae Gurwen, Ammanford, SA18 1EN

Offers in the region of £199,950

This detached house is in need of renovation, allowing you to put your personal touch on every corner and truly make it your own. The large rear garden is a standout feature, offering a blank canvas for gardening enthusiasts or a perfect space for children to play and enjoy the outdoors. Additionally, the property boasts a sizeable garage, providing convenient storage or potential for a workshop.

This home is situated in a peaceful area, yet it remains close to local amenities and transport links, making it a practical choice for everyday living. Whether you are a first-time buyer, a growing family, or an investor looking for a project, this property holds great potential. Embrace the chance to transform this house into a stunning residence that reflects your style and needs. Don't miss out on this exciting opportunity in Gwaun Cae Gurwen.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor.

Sitting Room

14'3" x 7'11" (4.36 x 2.43)



with radiator and uPVC double glazed window to front.

Lounge

14'4" x 10'2" (4.38 x 3.12)



with fireplace, under stairs cupboard, built in cupboard, laminate floor, 2 radiators and uPVC double glazed window to front.

Dining Room

8'5" x 14'6" (2.59 x 4.43)



with radiator and wooden door to rear porch. Opening to

Kitchen

14'4" x 11'0" (4.38 x 3.36)



with range of fitted base and wall units, single bowl double drainer sink unit with original taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, laminate floor, radiator and uPVC double glazed window to side and rear.

Downstairs Shower Room

5'4" x 6'10" (1.63 x 2.10)



with pedestal wash hand basin, shower enclosure, heated towel rail, Repsatex walls and uPVC double glazed window to side. Separate WC (0.76 x 2.13) with low level flush WC, tiled walls and floor, radiator and uPVC double glazed window to rear.

Porch

3'9" x 3'6" (1.16 x 1.07)

with laminate floor, polycarbonate roof and uPVC double glazed window to side and door to rear.

First Floor

Landing

with hatch to roof space.

Bedroom 1

9'3" x 22'4" (2.82 x 6.81)



with 2 built in cupboards, radiator, textured and coved ceiling and 2 uPVC double glazed windows to rear.

Bedroom 2

14'1" x 10'9" (4.31 x 3.30)



with built in wardrobes, radiator and uPVC double glazed window to front.

Bedroom 3

14'4" x 7'10" (4.37 x 2.41)



with radiator and uPVC double glazed window to front.

Outside



with off road parking to side, gravelled garden to front and uPVC double glazed

doors either side leading to enclosed rear garden with large lawned area which has been divided into a smaller section of easy to maintain garden, coal shed, store shed and paved patio area.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

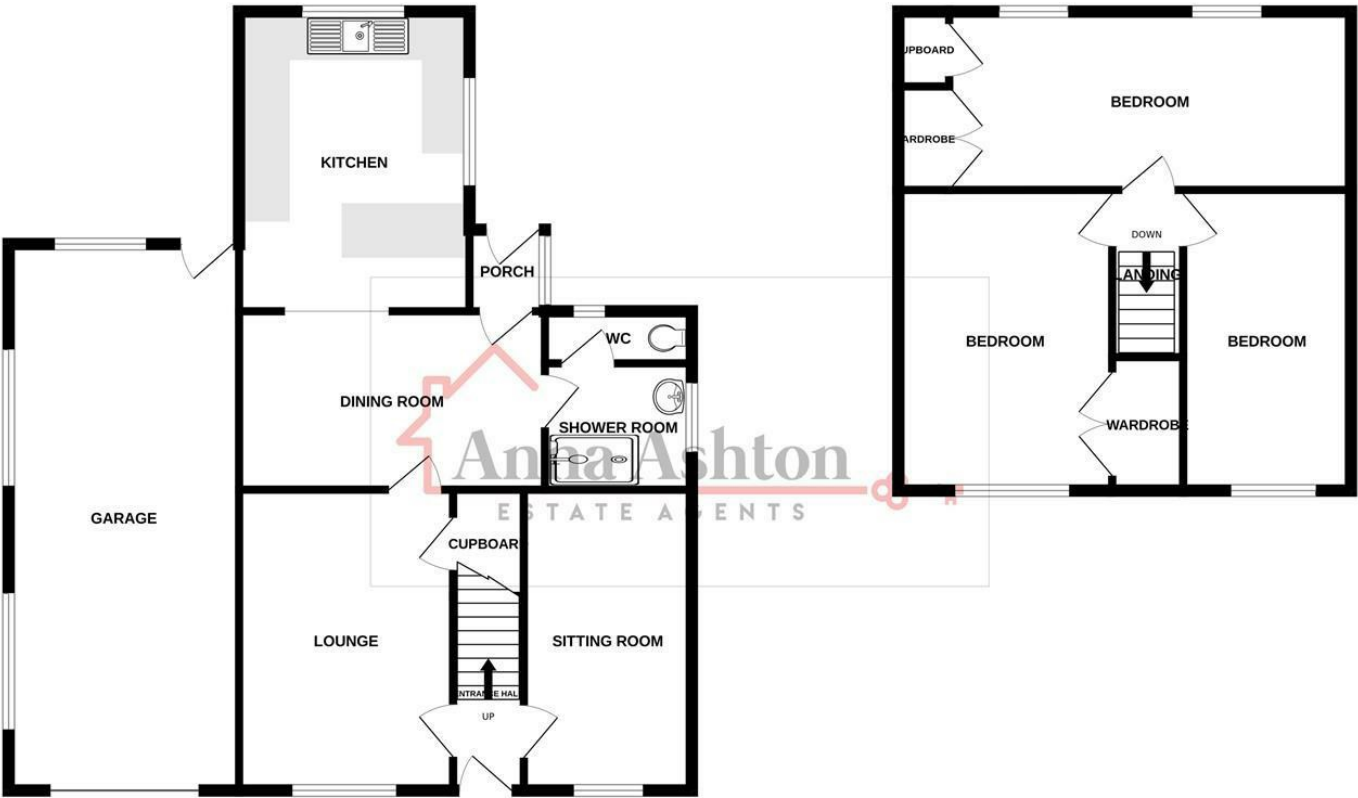
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left, take the second right into Leyshon Road and the property can be found on the left hand side, identified by our For Sale board.

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		80
(81-91) B		
(69-80) C		58
(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
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.