



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**57 Neuadd Road  
Gwaun Cae Gurwen  
Ammanford  
Carmarthenshire.  
SA18 1UG**

Price **£129,950**



- Three bedroom end terrace property
- Lounge, front room, kitchen
- Bathroom, Wc
- Upvc glazing
- Electric heating
- Rear garden
- On street parking
- Views over the surrounding countryside

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

**Important notice**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**General Description**

We have the pleasure in offering for sale this three bedroom end terraced property in the village of Gwaun Cae Gurwen close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school. The property is approximately 7 miles from Ammanford town centre and further amenities including banking, shops, public houses, restaurants, places of worship, secondary school, leisure centre, bus station, railway station and a further 7 miles to junction 49 of the M4.

**EPC Rating: D59**

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## Neuadd Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

### Property Description

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The accommodation briefly comprises hallway, front room, lounge/diner, kitchen, rear hallway, bathroom, landing, Wc and three bedrooms

The property benefits from Upvc glazing, electric heating, rear garden, views to surrounding countryside.

### Upvc glazed door to

### Hallway

Electric radiator, artex and coved ceiling, battery smoke alarm, stair to first floor.

### Front Room (11' 2" x 10' 0") or (3.40m x 3.05m)

Upvc glazed window to front, electric radiator, textured and coved ceiling, laminate flooring.

### Lounge (17' 5" x 12' 6") or (5.30m x 3.82m)

Two electric radiators, artex and coved ceiling, fire place with tiled surround, tv point, under stairs storage.

### Kitchen (10' 3" x 8' 7") or (3.13m x 2.61m)

Upvc glazed window to rear, electric radiator, textured and coved ceiling, battery smoke alarm, fitted wall and base units, work surface, tiled splashback, breakfast bar, integrated oven, electric hob with extractor fan above, stainless steel sink unit, plumbing for automatic washing machine.

### Rear Hallway

Upvc glazed stable door to rear, textured ceiling, fitted wall units.

### Bathroom (7' 6" x 4' 10") or (2.28m x 1.48m)

Upvc glazed window to rear, textured ceiling, tiled walls, close coupled Wc, bath with shower over, wash hand basin, extractor fan, airing cupboard housing hot water tank, water cistern and slatted shelving.

### Landing

Artex ceiling, ventilation system, battery smoke alarm.

### Bedroom 3 (8' 5" x 7' 9") or (2.57m x 2.35m)

Upvc glazed window to rear, electric radiator, picture rail.

## Neuadd Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

### Bedroom 2 (11' 5" x 9' 9") or (3.48m x 2.96m)

Upvc glazed window to rear, electric radiator, artex ceiling.

### Bedroom 1 (11' 11" x 11' 6") or (3.63m x 3.50m)

Upvc glazed window to front, electric radiator, textured ceiling.

### W.C.

Upvc glazed window to front, low level Wc, pedestal wash hand basin, hatch to roof space.

### Outside

Patio area and footpath to front.

Side pedestrian footpath.

Footpath to rear leading to patio area, followed by lawned area and footpath leading to seating area with views over the surround countryside.

Brick built storage shed with possible asbestos roof which has not been tested.

Former garage with possible asbestos roof which has not been tested.

### Agents Note

We understand the sale of the property is subject to probate being granted.

Number 59 has a pedestrian right of way over the land at 57.

There is a risk between 1% and 3.3% chance of flooding from surface water and small watercourses each year, but there is no known history of flooding at the property.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

B

### Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the villages of Glanamman and Garnant and into Gwaun Cae Gurwen. On entering Gwaun Cae Gurwen turn left before the level crossing and proceed towards Brynamman. Take the fourth left into Heol Y Neuadd and the property can be found on the right hand side.

