



**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**

**EPC Rating: D59**

**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.

**Important notice**  
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**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).

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

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

### Property 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.

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.

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

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

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

### 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

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.

