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12 Offices Across South Wales

**46 Leyshon Road
Gwaun Cae Gurwen
Ammanford
Carmarthenshire.
SA18 1EN**

Price **£265,000**



- Three bedroom semi detached cottage
- Lounge, reception room, conservatory
- Kitchen/ dining area

General Description

We have the pleasure in offering for sale this three bedroom semi detached property located in the village of Gwaun Cae Gurwen, close to local amenities and approximately 6 miles from Ammanford town centre and further amenities.

EPC Rating: E40

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

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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.

Tel: **01269 591 884**

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

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

Leyshon Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property located in the village of Gwaun Cae Gurwen, close to local amenities and approximately 6 miles from Ammanford town centre and further amenities.

The accommodation briefly comprises entrance porch, hallway, lounge, kitchen/dining area, conservatory, rear hall, bathroom, reception room, landing, Wc and three bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating, driveways to front for ample parking, garage, outbuilding and extensive rear garden overlooking the surrounding countryside.

Composite door to:

Porch

Two upvc glazed windows to sides, tiled floor.

Hallway

Stairs to first floor, battery powered fire alarm.

Sitting room/ Office (13' 0" Max x 10' 11") or (3.95m Max x 3.33m)

Upvc glazed window to front, radiator.

Rear Hall

Tiled floor.

Bathroom (9' 4" x 8' 7") or (2.84m x 2.62m)

Upvc glazed window to rear, towel radiator, 9 down lights, Respatex walls, free standing bath, Wc, wash hand basin in unit, double quadrant shower.

Kitchen/Dining Area (24' 11" x 10' 3") or (7.60m x 3.13m)

Upvc glazed patio doors to rear, upvc glazed window to rear, radiator, tiled floor, fitted wall and base units, marble effect work surface, electric oven, gas hob with extractor fan above, 1 & 1/2 bowl ceramic sink unit with mixer tap.

Conservatory (8' 9" x 8' 8") or (2.67m x 2.65m)

Upvc glazed patio doors to side, upvc glazed windows surround, polycarbonate roof.

Lounge (20' 3" x 13' 0") or (6.17m x 3.95m)

Two upvc glazed windows to front, two radiators, exposed beam ceiling, oak beam over fireplace.

Landing

Skylight window, exposed beam ceiling.

W.C. (4' 5" x 3' 3") or (1.34m x 1.0m)

Radiator, down light, Respatex walls, Wc, wash hand basin in unit.

Leyshon Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Bedroom 3 (9' 2" x 7' 4") or (2.80m x 2.24m)

Upvc glazed window to front, radiator, exposed beam ceiling.

Bedroom 2 (9' 7" x 7' 7") or (2.93m x 2.31m)

Upvc glazed window to front, radiator, exposed beam ceiling.

Bedroom 1 (13' 0" x 12' 10") or (3.96m x 3.91m)

Upvc glazed window to front, radiator, exposed beam ceiling.

Outside

The property is set on a plot of approximately 0.36 of an acre. This includes:

Two driveways to front for off road parking.

Lawned area to front with footpath leading to the front door.

Patio area leading on to a footpath, surrounded by an extensive lawned area with mature trees and shrubs, a greenhouse, decorative steps and views to the surrounding countryside.

Outbuilding

Upvc glazed windows to front and to garage, upvc door to rear, hatch to roof space, Bosh gas fired boiler controlling domestic hot water and central heating.

Garage

Electric roller door to front, wooden door to side, electricity.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the villages of Glanamman and Garnant and on entering Gwaun Cae Gurwen take a left towards Brynamman before the level crossing. Take the third left into Leyshon Road and the property can be found on the right hand side.

