



41 Leyshon Road, Gwaun Cae Gurwen

Offers In Region Of £269,995



Address

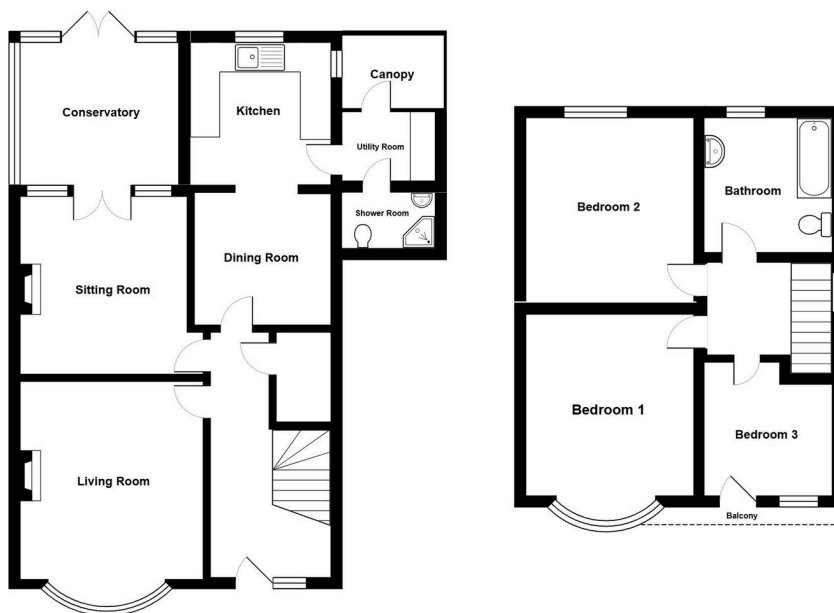
38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128



- Traditional Detached property
- Village location
- Driveway
- Feature fireplace with multifuel burner.
- Ground Floor Shower Room & First Floor Bathroom
- Council Tax-Band B
- Gas C/h & Double Glazing
- EPC Rating-E



All measurements are approximate and for display purposes only

We are delighted to offer for sale this traditional three-bedroom detached property, boasting three reception rooms, a ground floor shower room, and a first-floor family bathroom. Full of charm and character, the home features an attractive red brick fireplace and multi-fuel burners in two reception rooms, creating a warm and cosy atmosphere throughout. Externally, there is a generous driveway to the side, while the front benefits from decorative patio and chipping stone areas leading to the entrance porch. To the rear, the mature garden is stocked with plants, trees, and shrubs, together with patio and decking areas accessed directly from the conservatory and



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Calow Evans
Estate Agents

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utility room, making it ideal for relaxing or entertaining. The village of Gwaun Cae Gurwen offers a range of everyday amenities, with further shopping facilities available in Ammanford and Pontardawe. Excellent road links to the M4 are available via Junction 49 at Pont Abraham or Junction 45 at Ynysforan.



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