



Derwydd Avenue, Gwaun Cae Gurwen, SA18 1PG

Offers In Region Of £110,000



Calow Evans  
Estate Agents

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## Derwydd Avenue, Gwaun Cae Gurwen, SA18 1PG

Located in the village of Gwaun Cae Gurwen, this ex-local authority property currently offers two bedrooms, with excellent potential to be converted into a three-bedroom home by dividing the generous master bedroom. An ideal opportunity for first-time buyers or buy-to-let investors, the property benefits from gas-fired central heating, an enclosed rear garden, and potential for off-road parking to the front (subject to the necessary consents).

The village provides a range of everyday amenities, with a wider selection of shopping and services available in nearby Ammanford or Pontardawe. Convenient access to the M4 motorway is available via junction 49 at Pont Abraham or junction 45 at Ynysforan, making this property well-situated for commuters.





## Accommodation:

### Entrance Hallway

Stairs to first floor, radiator.

### Lounge/Diner

6.71m x 3.28m (22'0" x 10'9"/9'1")

Double glazed window to front & rear, two radiators.







**Kitchen**

Double-glazed window to side, double-glazed panel door to rear, fitted with wall & base units, sink & draining board unit, built in electric oven & hob, under-stairs storage cupboard, tiled floor.

**First Floor Landing**

Double glazed window to the side, cupboard housing Worcester gas boiler providing domestic hot water & central heating.

**Bedroom One**

4.5m x 2.79m (14'9"/13'7" x 9'2")

Two double glazed windows to front, radiator, two storage cupboards.

**Bedroom Two**

3.78m x 3.25m (12'5" x 10'8"/9'6")

Double glazed window to rear, radiator, storage cupboard.

**Bathroom**

Double glazed window to rear, 'P' shaped bath with mains shower over, WC, pedestal wash hand basin, tiled floor.

**Externally**

Enclosed forecourt offering potential for off road parking (subject to the necessary consents), side pedestrian access to an enclosed rear garden, utility room with plumbing for washing machine, storage shed, timber storage shed, rear garden mainly laid to lawn.

**Services**

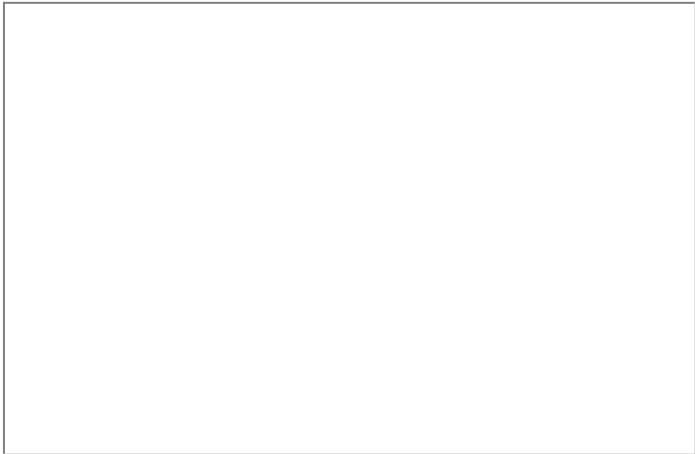
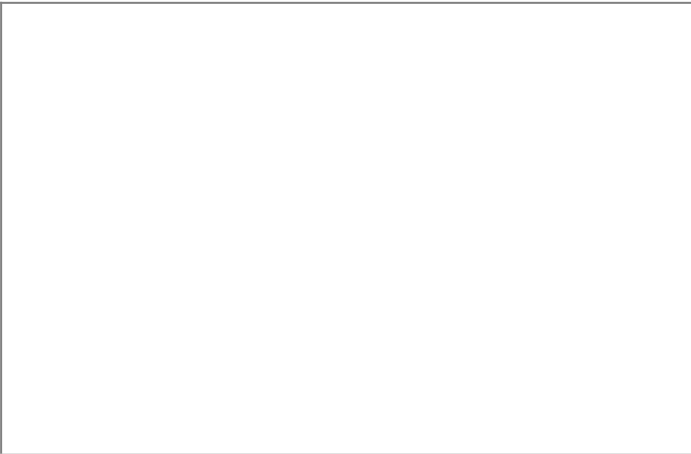
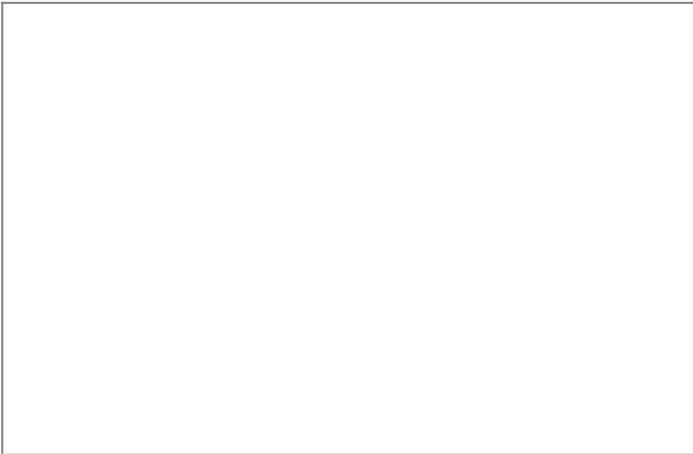
We are advised that mains services are connected.

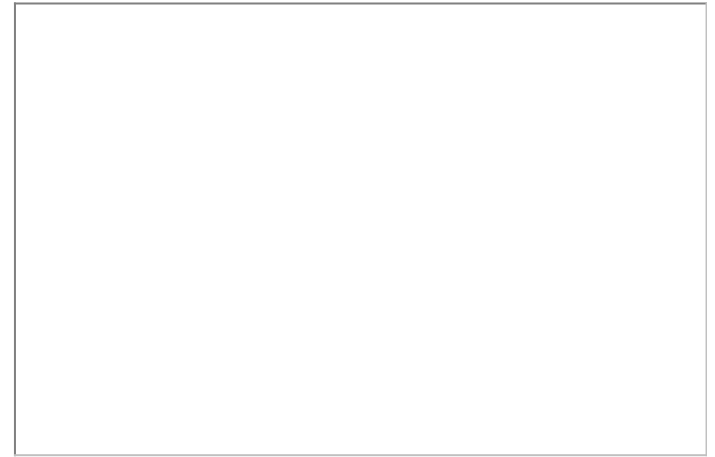
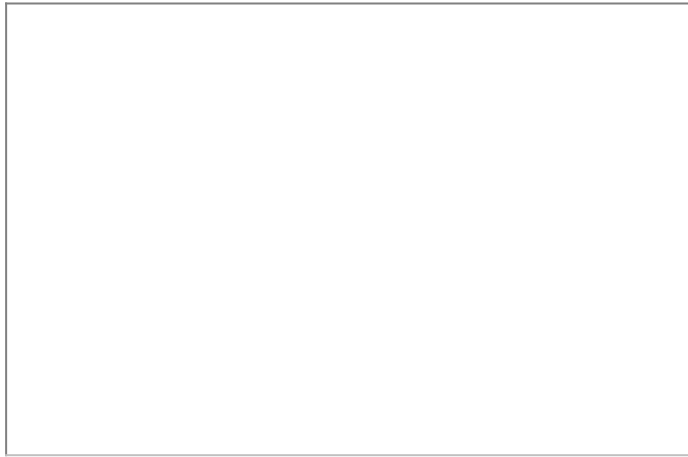
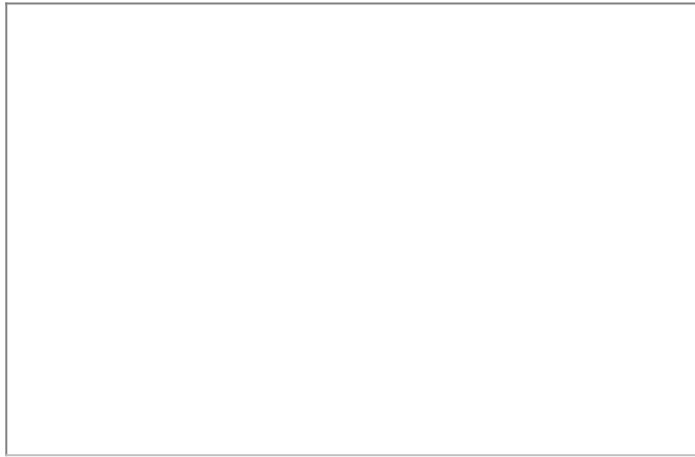
**Tenure**

Freehold

**Council Tax**

Band A



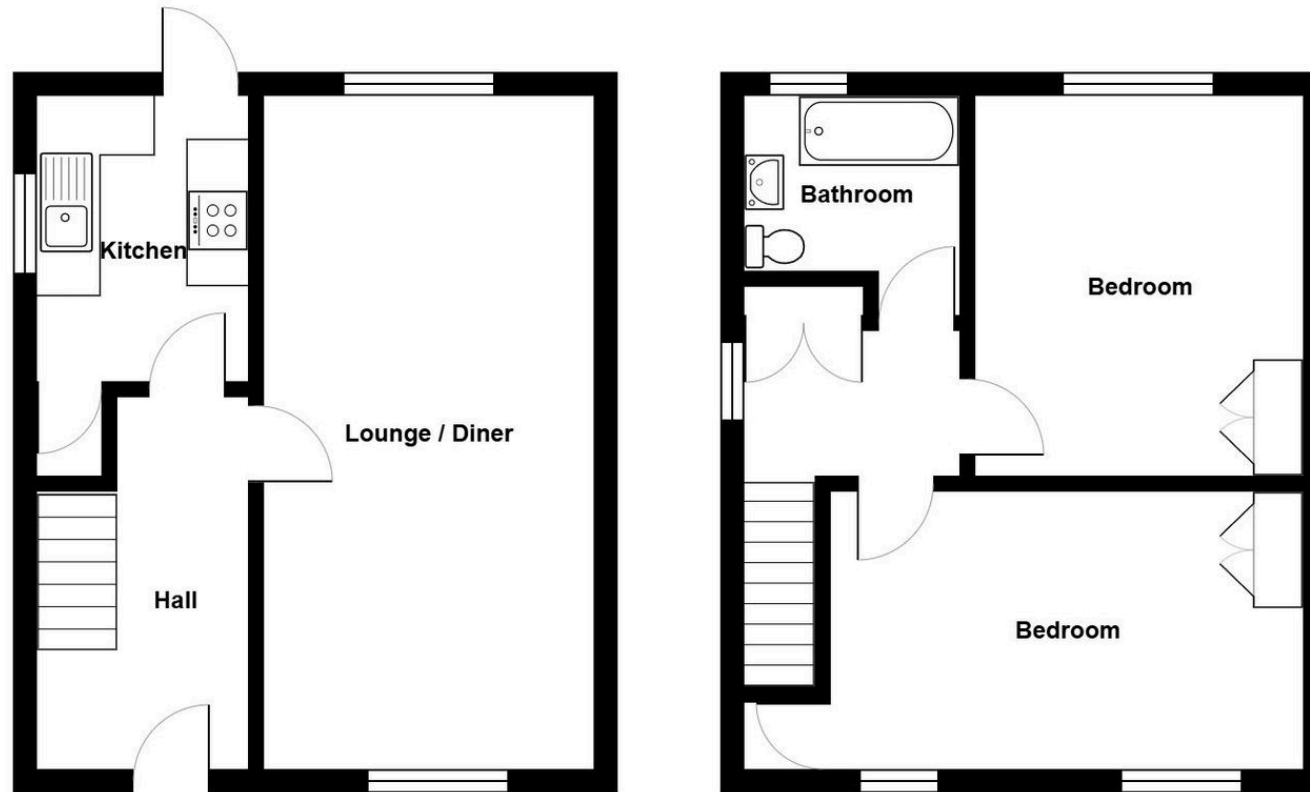


## **Broadband/Mobile Phone Coverage**

We are advised that super-fast broadband and mobile phone coverage are available in this area.

## **Disclaimer**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



#### Address

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Ammanford, SA18 3AF

#### Office Contact

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