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Heol Cae Gurwen

Gwaun Cae Gurwen, Ammanford

Detached 4 Bedroom Dormer Bungalow

136 sq m | Flexible Living | Off Road Parking for 3 cars

Spacious family home with 2 ground floor bedrooms & wet room
Enclosed garden with partial mountain views.



Flexible Living in **Gwaun Cae Gurwen**

This substantial four bedroom detached dormer bungalow offers approximately 136 sqm of adaptable accommodation arranged over two floors.

With generous room sizes, ground floor bedroom facilities and elevated partial mountain views, this is a home designed to grow and adapt with modern family life.

Features

- 2 Ground Floor Bedrooms
- Ground floor wet room
- uPVC double glazing & gas central heating
- Off Road parking for three vehicles
- Enclosed rear garden





Ground Floor

The spacious entrance hall sets the tone, featuring an open staircase, under-stairs area and large storage cupboard housing the gas boiler.

The main living room is a generous front-facing reception room measuring 6.80m x 3.80m, with dual windows, deep window sills, electric fire and two double radiators.

To the rear, the kitchen/dining room extends over 6 metres in length and forms the practical heart of the home. Double patio doors open directly onto the garden

Room measurements (approx.)

- Hallway – 3.61m x 3.16m
- Living Room – 6.80m x 3.80m
- Kitchen / Diner – 2.92m x 6.02m
- Bedroom One (Ground Floor Double) – 3.74m x 3.44m
- Bedroom Two (Ground Floor Single) – 2.44m x 3.47m
- Wet Room – 2.40m x 1.87m





First Floor

Upstairs, the property continues to offer excellent space.

There are two large double bedrooms and a full family bathroom, along with a valuable storage cupboard off the landing.

The master bedroom enjoys elevated partial mountain views and benefits from air conditioning.

The front-facing double offers a pleasant outlook with no direct overlooking.

The family bathroom comprises a full-size bath with electric shower over, WC, wash hand basin and storage.



Room measurements (approx.)

- Master Bedroom – 3.57m x 5.47m
- Bedroom Four – 3.56m x 3.81m
- Bathroom – 1.64m x 3.45m
- Landing Storage Cupboard



Outside

Outside

To the front of the property there is driveway parking for up to three vehicles.

The rear garden is fully enclosed and combines lawn, gravel and patio areas, along with raised planting beds and a metal shed.

The patio is accessed directly from the kitchen/dining room, making it ideal for everyday family use and outdoor dining.

With the front aspect facing east, the property enjoys morning sun to the front and afternoon and evening sunshine to the rear garden.

Partial mountain views can be enjoyed from both the garden and upper floor.

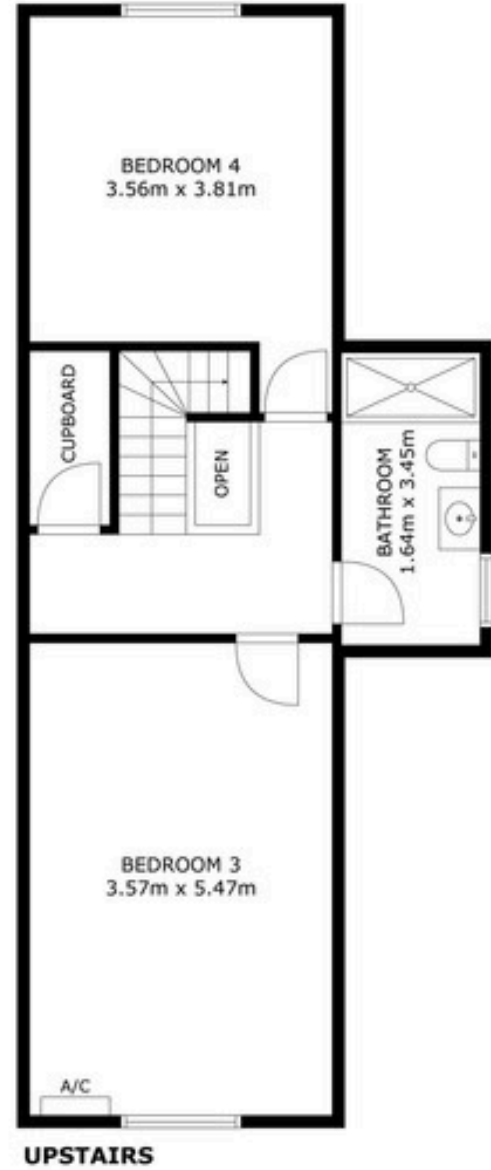
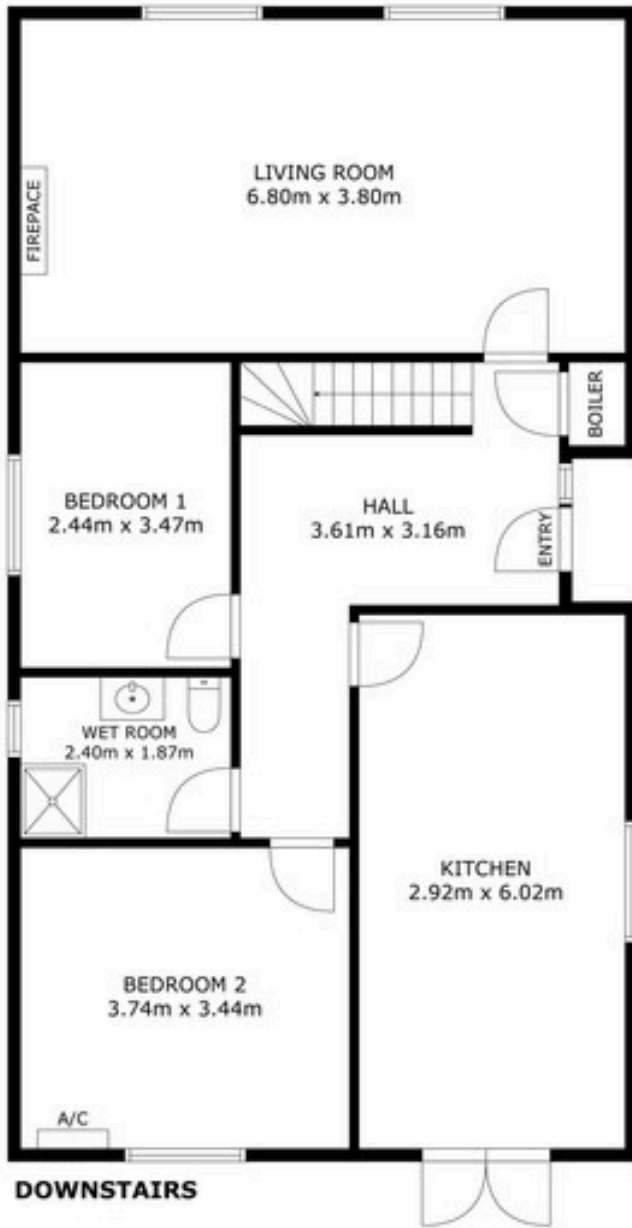
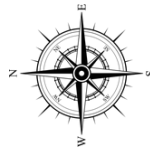


View from Master Bedroom





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GROUND FLOOR : (83.41 m²)
FIRST FLOOR : (50.61 m²)
TOTAL AREA : (134.02 m²)

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only. While every effort has been made to ensure accuracy, the plan is provided as a guide to layout and should not be relied upon as a statement of fact. Prospective buyers are advised to verify all dimensions, shapes and details before making any decisions.

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Location

Gwaun Cae Gurwen is a well-connected village positioned between Ammanford and Pontardawe.

Local amenities include:

- Convenience store
- Pharmacy
- Dental practice
- Public house
- Takeaway

Ammanford town centre is approximately 15 minutes away and provides a wider range of shops, schools and a train station.

The property sits on a direct bus route to both Ammanford and Pontardawe.

For commuters, the A48 and M4 corridor are accessible within approximately 25 minutes' drive, providing links towards Swansea and Llanelli.

The Black Mountain and surrounding countryside are within easy reach for walking, cycling and outdoor pursuits.