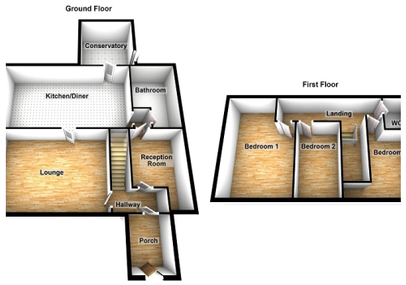

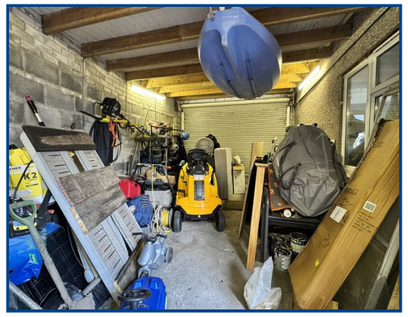

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

46 Leyshon Road
Gwaun Cae Gurwen
Ammanford
Carmarthenshire
SA18 1EN

Price **£240,000**

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

General Description

EPC Rating: E40

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.

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.