



House - Semi-Detached (EPC Rating: ) Freehold

# LEYSHON ROAD, GWAUN CAE GURWEN, AMMANFORD, SA18 1EL

Guide Price

## £75,000

# 2 Bedroom House - Semi-Detached located in Ammanford

Guide Price £75,000 \* 5% Deposit Plus 5% Buyers Premium + VAT

For sale by unconditional online auction, registration is now open. Bidding opens on 26/08/2026 between 12.00pm - 2.00pm

<https://southwales.townandcountrypropertyauctions.co.uk/lot/details/188767>

Thomas & Thomas are delighted to offer For Auction this Semi Detached House located within the village of Brynamman. The accommodation is in need of renovation and modernisation and comprises, entrance porch, lounge kitchen, utility area, storage area and conservatory on the ground floor with 2 bedrooms, dressing room and bathroom located on the first floor. Externally there is a large garden with off road parking possibly with development potential. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band - B. FREEHOLD. EPC - TBC.

PLEASE NOTE WE WILL BE CONDUCTING BLOCK VIEWINGS THURSDAY AFTERNOONS ON A WEEKLY BASIS 2pm-4pm

AVAILABLE BY UNCONDITIONAL ONLINE AUCTION

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is

## Ground Floor

With front entrance porch leading into...

### Entrance Porch

With windows to the side and tiled floor.

### Lounge

6.2 x 3.6 (20'4" x 11'9")

With two radiators, textured and coved ceiling, oak mantle fireplace with inset Rayburn, stairs to first floor and windows to the front and side of the property.

### Kitchen

3.7 x 3.0 (12'1" x 9'10")

With a range of base and wall units, stainless steel sink unit with mixer taps, space for cooker with extractor above, space for automatic washing machine, space for fridge/freezer, coved ceiling, part tiled walls, tiled floor, window and door to the side overlooking the utility room and additional storage room.

### Utility Room

3.7 x 1.0 (12'1" x 3'3")

With radiator, coved ceiling and tiled floor with additional storage room (3.0 x 1.4). Gas boiler which is not connected.

### Conservatory

2.0 x 4.0 (6'6" x 13'1")

With glass panels and French Doors leading to rear garden area.

## First Floor

With hatch to roof space.

## Bedroom 1

3.6 x 3.7 (11'9" x 12'1")

With radiator, textured ceiling and window to the front of the property.

## Bedroom 2

2.8 x 2.2 (9'2" x 7'2")

With radiator, textured ceiling and window to the side of the property,

## Bedroom 3/Dressing Room

"L" shaped room, radiator, textured ceiling, wardrobes along one wall, and window to the side of the property.

## Bathroom

With low level flush WC. pedestal wash hand basin, panelled bath with shower attachment taps, shower cubicle, radiator, coved ceiling, part tiled walls, spotlights and window to the rear of the property.

## External

Front: With enclosed forecourt leading to entrance porch.

Rear: With large rear garden with various timber and corrugated zinc out buildings and ample off road parking. There is potential for development of garden subject to the necessary planning consent.

## Council Tax

- Band B

## Services

Mains, gas, electricity, water and drainage.

## TENURE

Freehold



#### **NOTE**

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

#### **VIEWINGS**

By appointment with the selling agents on 01269 597949 or e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

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#### **Directions**

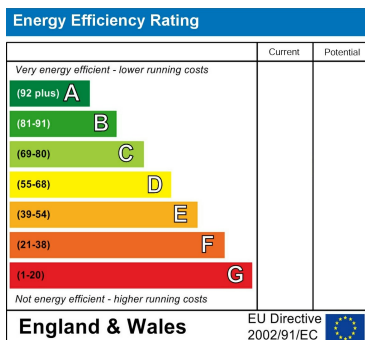
Leave Ammanford on High Street, at the junction turn left onto Pontamman Road and continue for approximately 5 miles into the village of Gwaun Cae Gurwen. Turn left signposted for Brynamman and after approximately 1 mile turn left into Leyshon Road and the property can be found immediately on the left hand side, just after the turning to Graig Road and identified by our For Sale board.



Council Tax Band

**B**

Energy Performance Graph



Call us on

**01269 597949**

**ammanford@thomasandthomas-property.co.uk**

**<https://www.thomasandthomas-property.co.uk/>**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

