

House - Semi-Detached (EPC Rating: D) Freehold

**NEUADD ROAD, GWAUN CAE GURWEN,  
AMMANFORD, SA18 1UG**

**£215,000**

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Semi Detached property, set in the village of Gwaun Cae Gurwen, close to local amenities and approximately 5 miles from Ammanford Town Centre. The accommodation comprises, entrance hall, lounge with dining room, kitchen, bathroom, rear porch and cloakroom on the ground floor with 3 bedrooms and shower room located on the first floor. The property benefits from gas central heating and uPVC double glazing. Externally there is an enclosed forecourt to the front, side gated parking with pedestrian access to the rear leading to enclosed level garden, patio, decking area, shed and multi purpose outbuilding (7 x 5) with a bar area and electricity connected .

Council Tax - B. Freehold. EPC- D66. NO ONWARD CHAIN

## Ground Floor

With entrance porch, tiled floor and door leading into....

### Entrance Hall

With radiator, coved ceiling, solid wooden flooring, half panelled walls, under stairs storage with stairs leading to first floor.

### Lounge/Dining area

7.6 x 3.6 (24'11" x 11'9")

With radiators, coved ceiling, Solid wooden flooring, decorative fireplace with electric fire inset, archway leading to dining room, built in cupboards, rustic style brick and panelled fireplace with free standing log effect fire, uPVC window to the front and double doors leading into rear porch.

### Kitchen

3.89 x 2.19 (12'9" x 7'2")

With radiator, range of base and wall units, granite worktops, 4 ring gas hob with low level electric oven below and extractor above, integrated microwave, integrated automatic washing machine and dishwasher, integrated fridge, inset one and a half bowl sink with mixer taps, fully tiled walls and floor and uPVC windows to the side.

### Bathroom

2.26 x 1.49 (7'4" x 4'10")

With low level flush WC, pedestal wash hand basin, free standing bath with shower attachment, fully tiled walls and floor, heated towel rail, and uPVC window to the side.

### Rear Porch

2.26 x 2.05 (7'4" x 6'8")

With fully tiled floor, access to cloakroom, uPVC window to the rear and uPVC door leading to the garden.

### Cloakroom

2.08 x 1.65 (6'9" x 5'4")

With low level flush WC, pedestal glass bowl wash hand basin, fully tiled walls and floor, heated towel rail, and uPVC window to the rear.

## First Floor

## Landing

With storage space ,coved ceiling, hatch to half boarded roof space with pull down ladder and uPVC window to the side.

### Bedroom 1

3.52 x 2.77 (11'6" x 9'1")

With radiator, coved ceiling, fitted wardrobes and uPVC window to the front.

### Bedroom 2

3.65 x 2.84 (11'11" x 9'3")

With radiator, coved ceiling, wall mounted gas fired central heating boiler housed inside fitted wardrobes and uPVC window to the rear.

### Bedroom 3

2.48 x 2.45 (8'1" x 8'0")

With radiator, coved ceiling and uPVC window to the rear.

### Shower Room

1.92 x 1.34 (6'3" x 4'4")

With low level flush WC, pedestal glass bowl wash hand basin, shower cubicle, fully tiled walls and floor, heated towel rail, uPVC window to the front.

## External

Front: Low maintenance front forecourt with artificial grass, gated Off-road parking to the side with access to the rear garden.

Rear: Enclosed level garden, Patio area, Decking area, mature fruit trees and shrubs, fishpond, garden shed and an outbuilding (7 x 5) with bar area and electricity connected .

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band - B

## Tenure

Freehold.



#### **NOTE**

All photographs have been taken with a wide angle lens.

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

#### **VIEWINGS**

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

#### **Social Media**

Follow us on Facebook: Thomas & Thomas Estate Agents

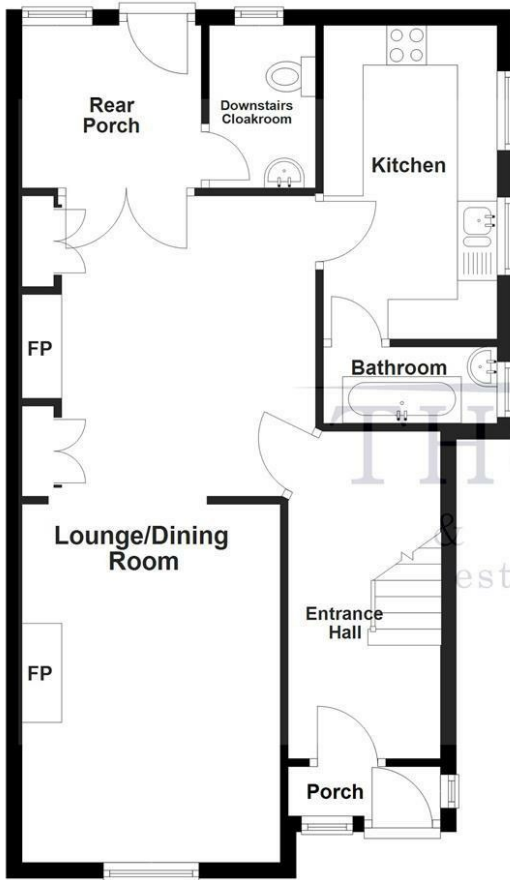
Follow us on Instagram and X: ThomasThomas\_EA

#### **Directions**

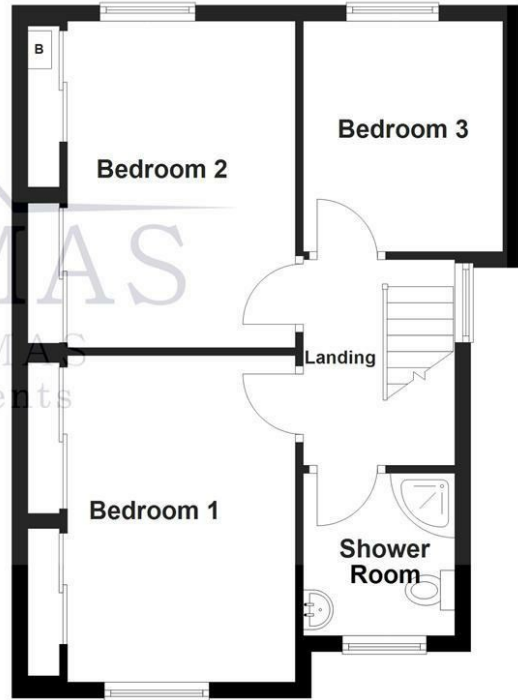
Leave Ammanford on High Street and at the junction turn left. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen and turn left just before the level crossing, for Brynamman. Turn third left into Neuadd Road and the property can be found on the right hand side.



### Ground Floor



### First Floor

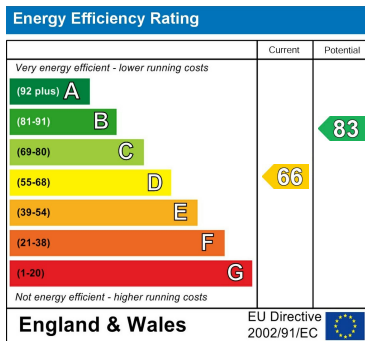


Total area: approx. 98.2 sq. metres (1056.9 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

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<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.

