



## 29 Leyshon Road, Gwaun Cae Gurwen, Ammanford SA18 1EL

Offers in the region of £129,950

EER: 29 EIR: 26

Two Bedroom Detached  
Ample Parking & Level Rear Garden  
Situated In A Cul De Sac  
Potential For Improvement

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G	29	54	G	26	48
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**MD/WJ72496/050919**

## **DESCRIPTION**

**\*\*NO CHAIN\*\***

A detached property situated on a no through road in the village of Gwaun Cae Gurwen. In our opinion this property offers great potential to extend (subject to planning) to make a lovely family home. The rear garden is laid to lawn with the driveway sweeping behind the property with ample parking suitable for caravans, motor-homes and the like.

The village of Gwaun Cae Gurwen offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre or Pontardawe. The Black Mountains & Brecon Beacons National Park are a short distance away.

Viewing is essential to appreciate the potential this property has to offer.

## **LOUNGE**

20' x 15 (6.10m x 0.38m)  
A good size room which is entered via double glazed door, 2 windows to front, 2 radiators, stairs to first floor, window to side.

## **KITCHEN/DINING ROOM**

21'11 x 8'9 (6.68m x 2.67m)  
Two double glazed windows to side, fitted with a range of wall, base and display units with worktop over, electric hob and oven, single

bowl sink unit with mixer tap, 2 radiators.

## **BATHROOM**

Double glazed window to rear, suite comprising bath with shower over, WC, wash hand basin, radiator.

## **UTILITY ROOM**

Window to rear, double glazed door to rear, plumbing for washing machine, radiator.

## **LEAN-TO**

13' x 11'8 (3.96m x 3.56m)

## **FIRST FLOOR**

### **LANDING**

Doors to;

### **BEDROOM ONE**

14' x 11'4/9'9 (4.27m x 3.45m)

Window to front, radiator, ceiling downlighters.

### **BEDROOM TWO**

10'11 x 8'11 (3.33m x 2.72m)

Window to front, radiator, ceiling downlighters, cupboard housing hot water tank.

## **EXTERNALLY**

To the side of the property is a driveway which sweeps round to the rear of the property where there is a level lawn area. There is a **STORAGE SHED** and further **SHED** housing the gas fired boiler servicing the domestic hot water and central heating system.

## **SERVICES**

Mains services are connected to the

property but are to be confirmed.

## **VIEWING**

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Ammanford Office, proceed back to the traffic lights bearing left onto the A474 signposted Brynamman. Continue through the villages of Glanamman and Garnant onto Gwaun Cae Gurwen. Proceed up the hill taking the first left-hand turning after The Mount Grill & Bar onto Leyshon Road. Proceed to the top of the hill and turn left. Continue along this road down to the bottom where the property will be located on the left-hand side as identified by our John Francis For sale board.