

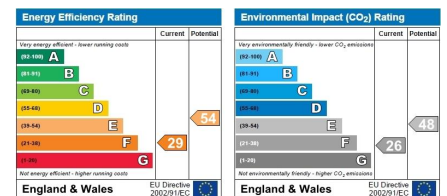


29 Leyshon Road, Gwaun Cae Gurwen SA18 1EL

Offers in the region of £119,950

EER: 29 EIR: 26

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



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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.