





House - Detached (EPC Rating: C) Freehold

TWYNREFAIL PLACE, GWAUN CAE GURWEN, AMMANFORD, SA18 1HY

Offers In The Region Of

£285,000

THOMAS & THOMAS estate agents

4 null 2 C

4 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Well Presented, Spacious Double Fronted Detached Property located within the small village of Gwaun Cae Gurwen offering local amenities of mini supermarket and pharmacy with further shopping and leisure facilities located approximately 5 miles in Ammanford Town Centre or Pontardawe. The accommodation comprises, Entrance Hall, Lounge, Sitting room, Kitchen/Diner, Cloakroom with walk-in shower on the ground floor with 4 Bedrooms and Family Bathroom located on the first floor. Externally there is a paved driveway and Garage at the front of the property with enclosed split level rear garden mainly laid to lawn. The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC- C72. VIEWING HIGHLY RECOMMENDED.

Ground Floor
With entrance door leading into....

Entrance Hall
With radiator and stairs to first floor.

Lounge
6.8 x 3.4 (22'3" x 11'1")
With radiator, coved and textured ceiling, laminate flooring, fireplace with oak mantle and inset log burner, double doors to sitting room and window to the front of the property.

Sitting Room
3.6 x 5.2 (11'9" x 17'0")
With radiator, coved ceiling, door leading into garage, Patio Doors to the side leading to level patio area and window to the rear of the property.

Kitchen/Diner
10.6 x 3.0 (34'9" x 9'10")
With a range of modern base and wall units, single drainer sink unit with mixer taps, 5 Ring Gas Hob with extractor above, eye level double oven, integrated dishwasher, integrated washing machine, integrated fridge/freezer, unit with wall mounted combi boiler providing domestic hot water and central heating, textured and coved ceiling with spotlights, tiled floor, vertical radiator, opening into kitchen diner with windows to the front, side and rear of the property.

Cloakroom
2.2 x 2.2 (7'2" x 7'2")
With low level flush WC, pedestal wash hand basin, walk-in shower, radiator, tiled floor, part tiled walls and window to the rear of the property.

First Floor

Landing
With hatch to roof space and window to the rear of the property.

Bedroom 1
4.0 x 3.2 (13'1" x 10'5")
With radiator, coved and textured ceiling and window to the front of property.

Bedroom 2
3.3 x 3.0 (10'9" x 9'10")
With radiator, coved and textured ceiling and window to the rear of property.

Bedroom 3
3.3 x 3.0 (10'9" x 9'10")
With radiator, coved and textured ceiling and window to the front of property.

Bedroom 4
2.4 x 2.0 (7'10" x 6'6")
With radiator, coved and textured ceiling and window to the front of the property.

Bathroom
2.8 x 3.2 (9'2" x 10'5")
With double vanity wash hand basin, low level flush WC, panelled bath, double shower cubicle with electric shower and window to the rear of the property.

External
Front: With paved driveway leading to Garage (6.4x 5.4) with stairs to attic storage enclosed forecourt and path leading to side and rear of the property.

Rear: Split level enclosed garden with 2 x patio areas mainly laid to lawn with mature shrubs and bushes.



Services
Mains electricity, water and drainage.

Council Tax
Band - C

TENURE
Freehold

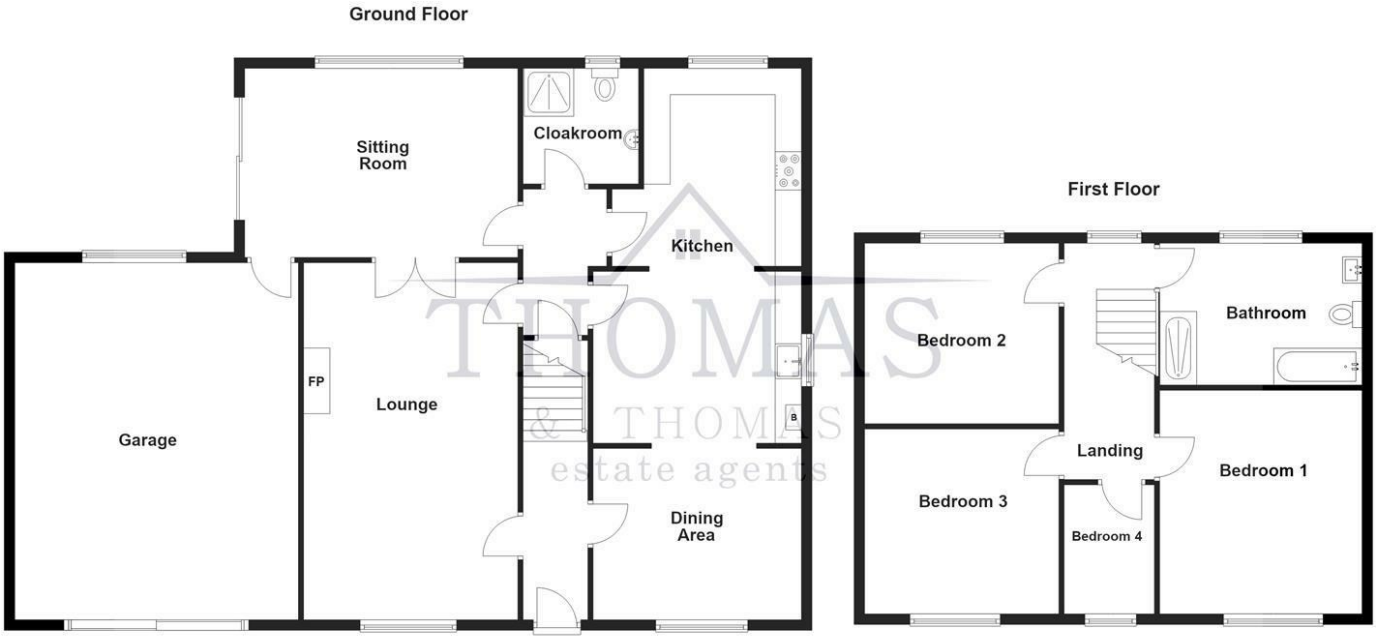
VIEWINGS
By appointment with the selling agent on 01269 597949
or email ammanford@thomasandthomas-property.co.uk

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Directions





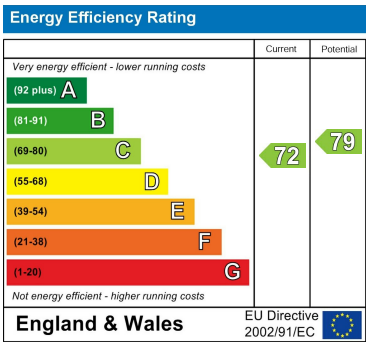


Total area: approx. 199.5 sq. metres (2147.2 sq. feet)

Council Tax Band

C

Energy Performance Graph



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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.