

Approximate total area¹⁾
1109.69 ft²
103.09 m²

Reduced headroom
14.8 ft²
1.37 m²

Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

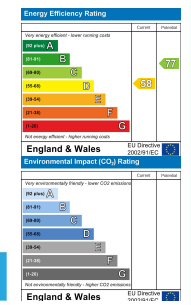


5 Llwynant, Cwmgors, Neath & Port Talbot, SA18 1RP

- Traditional Semi-detached Property
- Two Reception Rooms
- Cul de Sac
- In Need of Modernisation
- Garden to Front & Rear
- No Chain
- Three Bedrooms
- Village Location
- Driveway & Link Detached Garage
- EPC D

£160,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



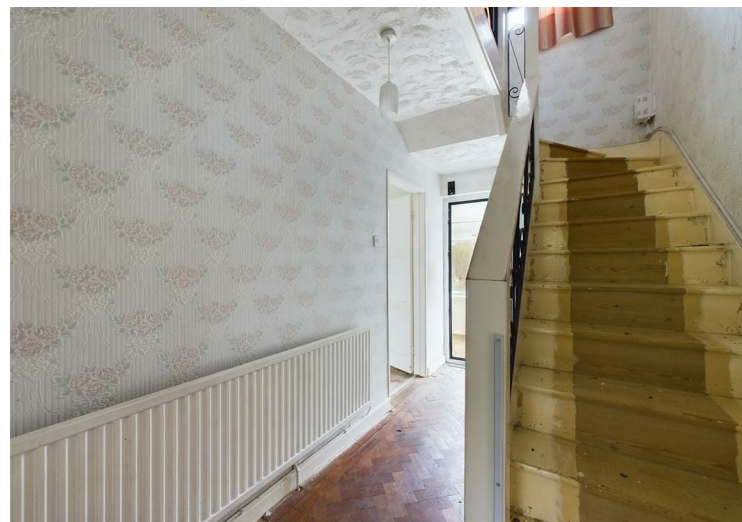
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps

TAKE ON JHL/JHL/1223/DRAFT

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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****NO FORWARD CHAIN** ** VIRTUAL 360 TOUR**** We have the pleasure of offering for sale this three-bedroom semi-detached property located in the village of Cwmgors close to local amenities, including a shop, primary school, surgery, chemist, and approximately 6 miles from Ammanford town centre and further amenities including banking, shops, secondary school, restaurants, public houses, bus station and railway station. EPC D

The accommodation briefly consists of an entrance porch, entrance hall, two reception rooms, kitchen, cloakroom, and utility space. First floor: landing, three bedrooms., bathroom. Externally: front and rear gardens, driveway leading to link detached garage.

Hallway

Utility Space

..AGENTS VIEWING NOTES

Entrance Porch

10'5" x 3'5" (3.18m x 1.04m")

First Floor

Reception Room One

16'5" x 10'11" (5.00m" x 3.33m")

Landing

Reception Room Two

13'11" x 9'2" (4.24m" x 2.79m")

Bedroom One

16'5" x 9'3" (5.00m" x 2.82m")

Kitchen

14'9" x 8'4" (4.50m" x 2.54m")

Bedroom Two

14'00" x 9'11" (4.27m" x 3.02m")

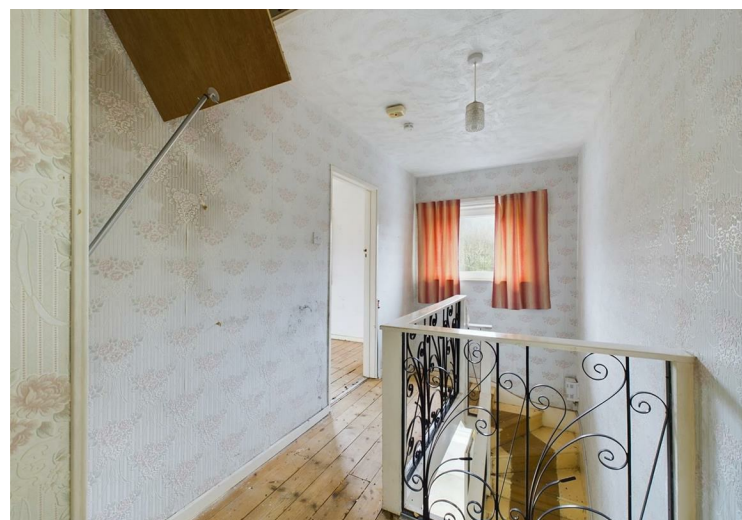
Cloakroom

Bedroom Three

8'5" x 8'4" (2.57m" x 2.54m")

Inner Hallway

Bathroom



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.