







We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold - 999 years from September 1901.

SERVICES: Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

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

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



## 01269 596659 www.westwalesproperties.co.uk





## 138 Heol Y Gors, Cwmgors, Ammanford, Glamorgan, SA18 1RR

- Traditional, End-of-Terrace House
- Three Bedrooms
- Off-road Parking to Front & Side
- Popular Village Location
- EPC RATING D

- Leasehold (874 years remaining)
- Upstairs Family Bathroom
- Well Presented Throughout
- Good commuting links
- COUNCIL TAX BAND B



Price £150,000

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The Agent that goes the Extra Mile



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This delightful three bedroom, end of terrace house, is situated in the charming village of Cwmgors. With two reception rooms and a generous upstairs family bathroom along with a rear garden. EPC RATING D.

Accommodation comprises: Hallway, dining area into lounge area, kitchen/breakfast room, rear porch, landing family bathroom and three bedrooms. Externally, there is a parking space for a vehicle in the front, with a driveway to the side which allows for a guest parking space (subject to right of way use). Secured gated pedestrian access to the side into the rear garden. A rear enclosed garden with courtyard area, steps leading up to a decorative seating area and to the remainder of the garden which is laid to lawn on a gentle upward slope, raised decked area and summerhouse. Please read key information with regards to the neighbour's right-of-way.

Cwmgors is a village in the county of Glamorgan, and administered as part of the unitary authority borough of Neath Port Talbot, Wales. It is part of the community of Gwaun-cae-Gurwen and lies within the ceremonial county of West Glamorgan. Cwmgors has very good transport links for Swansea and Ammanford making it a very sought after area to live.

..AGENTS VIEWING NOTES

BEDROOM 2

**BEDROOM 3** 

**HALLWAY** 

**DINING AREA** 

**LOUNGE AREA** 

KITCHEN/BREAKFAST ROOM

**REAR PORCH** 

**LANDING** 

**FAMILY BATHROOM** 

**BEDROOM 1** 



**DIRECTIONS** 



