

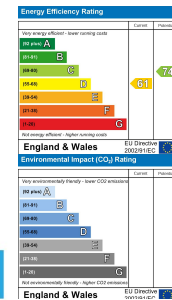


## 138 Heol Y Gors, Cwmgors, Ammanford, Glamorgan, SA18 1RR

- 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**

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







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

HALLWAY

BEDROOM 3

DINING AREA

LOUNGE AREA

KITCHEN/BREAKFAST ROOM

REAR PORCH

LANDING

FAMILY BATHROOM

BEDROOM 1



DIRECTIONS

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.