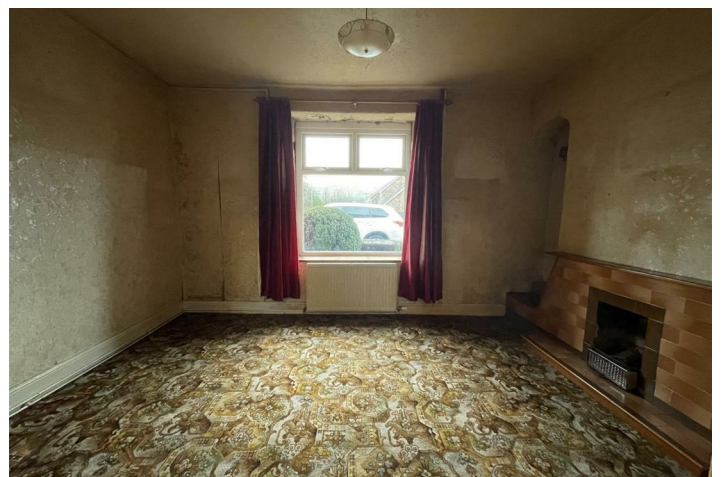




22 Heol Y Gors

Cwmgors, Ammanford, SA18 1PE

Offers in the region of £115,000



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Entrance Hallway

Entrance is via a wooden door, Laid carpet, Panelled walls, 1 x radiator, 1 x ceiling light, Wall cupboard housing fuse box and meter, 1 x wall cupboard for storage, Staircase to the first floor, Door leading to the lounge.

Lounge

14'10" x 12'3" (4.54m x 3.75m)

Laid carpet, 1 x uPVC double glazed window to the rear, 2 x radiator, Under stair storage, Ceiling light, Arch leading to the front room, Door to the kitchen.

Front room

14'1" x 9'10" (4.31m x 3.01m)

uPVC double glazed window to the front, Feature fire surround, 1 x radiator, Laid carpet, 1 x ceiling light

Kitchen/ Breakfast bar

10'2" x 9'11" (3.12m x 3.04m)

With a Range of wall and base units with worksurface over, Double oven and grill, Extractor fan, Part wall tiles, Floor tiles, Integrated cupboard, Ceiling light, Stainless steel sink and drainer unit with hot and cold mixer tap over, 1 x radiator, Breakfast bar, 1 x uPVC double glazed window to the side, 1 x uPVC double glazed door to the rear

Downstairs Bathroom

10'4" x 6'0" (3.15m x 1.84m)

Featuring a Panelled bath, Enclosed jet shower, low level flush cistern, pedestal wash hand basin, floor tiles, part wall tiles, ceiling light, 1 x uPVC double glazed window, 1 x radiator.

Staircase and Landing

Laid carpet, Part panelled walls, 1 x uPVC double glazed window to the rear, Attic hatch, ceiling light, 1 x smoke alarm, Door leading to bedrooms 1-3

Bedroom 1

12'2" x 11'7" (3.71m x 3.55m)

Laid carpet, 1 x uPVC double glazed window to the rear, Cupboard housing gas boiler, 1 x radiator, ceiling light

Bedroom 2

10'8" x 10'5" (3.27m x 3.19m)

Laid carpet, 1 x uPVC double glazed window to the front, 1 x radiator, ceiling light

Bedroom 3

7'5" x 7'4" (2.28m x 2.25m)

Laid carpet, 1 x uPVC double glazed window to the front, 1 x radiator, ceiling light

Externally

Externally there is Side access leading to the rear garden, A generous garden with 2 x outbuilding, Outside W.C and Garage. The rear is Laid mainly to lawn and 2 x patio areas. Occupiers may enjoy several hours of sunshine in a quiet surrounding. The garden can also be adapted to have further off road parking to the rear.

Outbuilding 1

Consists of two rooms, Could easily be converted into a home office etc, Electric and light supply

Garage

Providing off road parking

Disclaimer

Disclaimer:

Disclaimer general information

Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room

sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map



Terrain Map



Floor Plan

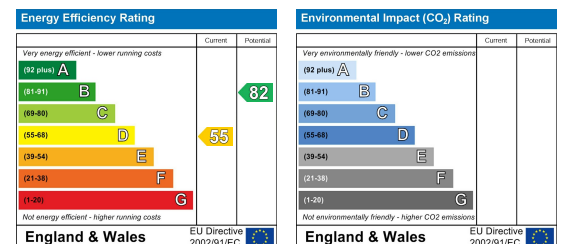


Total floor area 90.4 sq.m. (973 sq.ft.) approx

Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.