



Golwg Y Cwm, Cwmgors, SA18

Offers In Region Of £205,000



Calow Evans
Estate Agents

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Golwg Y Cwm, Cwmgors, SA18

NO UPPER CHAIN.

A beautifully presented and tastefully decorated property situated off the main road in the village of Cwmgors. This two bedroom bungalow provides open-plan light and airy accommodation and would ideally suit someone looking to downsize or ideal for a first time buyer. The kitchen is fully equipped with integrated appliances, stylish Quartz worktops and a breakfast bar open-plan to the lounge and having direct access to an enclosed decked area enjoying mountain views.

The village of Cwmgors offers basic amenities with the main shopping and leisure facilities located at Ammanford town centre of Pontardawe. Access to the M4 motorway would be via junction 49 at Pont Abraham or junction 45 at Ynysforan. Internal viewing is highly recommended.





Entrance Vestibule:

Double glazed window, utility cupboard housing plumbing for washing machine and space for tumble dryer, double panel radiator, composite door to kitchen.

Kitchen/Dining Room:

6.4m x 4.5m (21'0"/16'6" x 11'10"/14'9")

Open-plan, double glazed window to side, fitted with a range of wall and base units, cupboard housing gas boiler providing domestic hot water and central heating, 1½ bowl sink unit and boiling hot water tap, Quartz worktops, eye level double oven and grill, Bosch induction hob, integrated dishwasher, fridge/freezer, magic cupboard, breakfast bar, downlighters, oak flooring, two column radiators.

Lounge:

4.65m x 3.33m (15'3" x 10'11")

Double glazed patio doors , roof lantern, oak flooring, downlighters, two column radiators.





Inner Passage:

Bedroom One:

3.28m x 3.1m (10'9" x 10'2" plus window recess)

Double glazed window to front, double panel radiator.

Bedroom Two:

3.02m x 2.18m (9'11" x 7'2")

Double glazed to front, double panel radiator.

Bathroom:

2.01m x 1.65m (6'7" x 5'5")

Double glazed obscure window to side, suite comprises panelled bath with Mira shower over and shower screen, combined WC and wash hand basin with fixed mirror and lighting above, downlighters, heated towel rail.

Externally:

The property stands on a corner plot mainly laid to lawn, side path to front door and side pedestrian access to an enclosed decked area with views.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

C.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.





Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Proceed out of town and when reaching the junction in Pontamman turn left. Continue through the villages of Glanamman, Garnant and Heol Cae Gurwen. Proceed onto Cwmgors until reaching Golwg Y Cwm. Turn right onto the development whereby the property will be located on the left hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



Address

38 College Street,
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Office Contact

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