



Heol Y Gors, Cwmgors, SA18 1PE

£109,950



Calow Evans
Estate Agents

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A three bedroom terrace property requiring modernisation situated in the village of Cwmgors. The property enjoys two reception rooms, a ground floor bathroom and benefits from gas fired central heating and double glazing. Externally, there is a side alleyway providing access to the rear garden and a detached garage.

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 Ynysforfan. Internal viewing is highly recommended.





Accommodation:

Entrance Hallway

Single panel radiator, stairs to first floor.

Dining Room

4.29m x 3.02m (14'1" x 9'11")

Double glazed window to front, single panel radiator, opening to:





Lounge

4.52m x 3.66m (14'10"/13'11" x 12'0")

Double glazed window to rear, double panel radiator.

Kitchen

3.05m x 2.77m (10'0" x 9'1"/8'1")

Double glazed window & door to side, single glazed window to side, fitted with wall & base units, space for cooker, extractor fan over, sink & draining board unit, single panel radiator.

Shower Room

Double glazed window to rear, single panel radiator, suite comprising panelled bath, pedestal sink, WC, shower cubicle with power shower & jets.



First Floor Landing

Double glazed window to rear, single panel radiator.

Bedroom One

3.76m x 3.38m (12'4" x 11'1"/9'1")

Double glazed window to rear, double panel radiator, cupboard housing Worcester gas boiler providing domestic hot water & central heating.

Bedroom Two

3.07m x 3.07m (10'1" x 10'1")

Double glazed window to front, single panel radiator.



Bedroom Three

2.16m x 2.13m (7'1" x 7'0")

Double glazed window to front. Please note there is no radiator in this room.

Externally

Side alleyway providing pedestrian access to an enclosed rear garden mainly laid to lawn, storage shed, detached garage to rear.

Services

We are advised that mains services are connected.





Tenure

Freehold

Council Tax

Band B

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.



All measurements are approximate and for display purposes only



Address

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Office Contact

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