



Golwg Y Cwm, Cwmgors, Neath Port Talbot, SA18

Offers In Region Of £169,999



Calow Evans
Estate Agents

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We have pleasure in offering for sale a two bedroom semi detached bungalow situated in a quiet location enjoying an open aspect to the front with views. The property benefits from mains gas fired central heating, double glazing, side driveway providing off road parking and a low maintenance patio garden and summerhouse.

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 Porch:

Double glazed glass panel door, tiled floor.

Lounge/Dining Room:

4.22m x 4.04m (13'10" plus bay x 13'3")

Double glazed square bay window to front, double panel radiator.

Kitchen:

3.15m x 2.49m (10'4" x 8'2")

Double glazed glass panel door and double glazed window to rear, fitted with a range of wall and base units, single bowl sink unit and draining board, gas hob with five gas burner's , electric oven and extractor fan over, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler providing domestic hot water and central heating, single panel radiator.





Bedroom One:

3.33m x 3.05m (10'11" x 10'0")

Double glazed window to front, wardrobes and dresser units included in the sale, single panel radiator.

Bedroom Two:

3.48m x 2.11m (11'5" x 6'11")

Double glazed window to side, entrance to loft with drop down ladder and part boarded for storage, single panel radiator.

Wet Room:

2.46m x 1.63m (8'1" x 5'4")

Double glazed obscure window to side, shower area and drainage with hospital grade flooring, WC, wash hand basin in vanity unit, Respatex to walls, radiator towel rail.

Externally:

Low maintenance frontage with an open aspect to the fore with views, side tarmacadam driveway, garden shed, an elevated paved patio garden with views and summer house with electricity connected, raised flower beds, outside tap.

Services:

We are advised all mains service are connected.

Tenure:

Freehold.

Council Tax:

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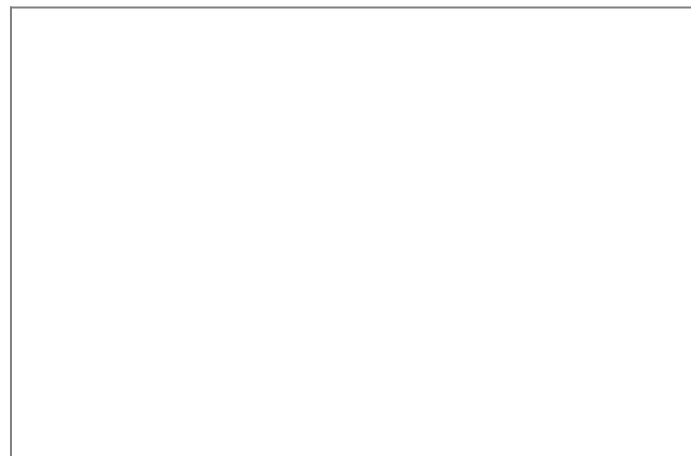
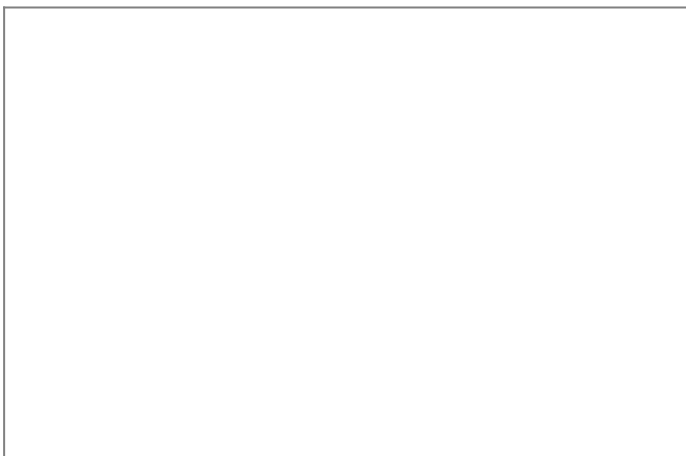
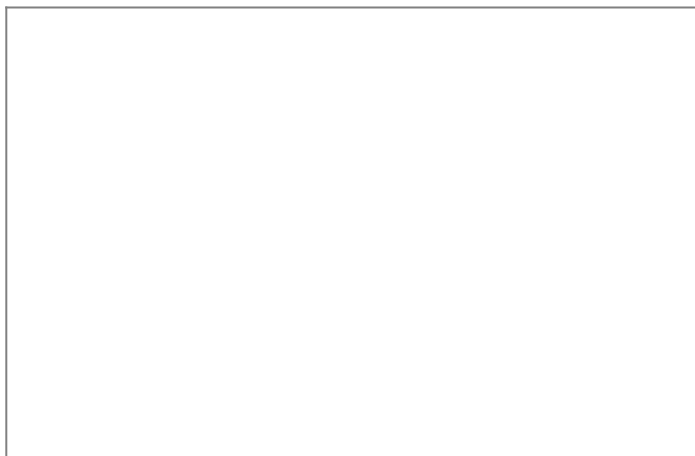
Broadband/Mobile Phone Coverage:

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 and proceed around the left hand bend 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,
Ammanford, SA18 3AF

Office Contact

01269 543 128