



House - Detached (EPC Rating: E) Freehold

**HEOL Y GORS, CWMGORS, AMMANFORD,
SA18 1RR**
Offers In The Region Of
£310,000

4 Bedroom House - Detached located in Ammanford

We are pleased to offer For Sale this Spacious Detached 4 Bedroom House located within the small village of Cwmgors approximately 5 miles from Pontardawe Town Centre & Ammanford Town Centre offering shopping and leisure facilities and good transport links to the M4 Motorway. The accommodation comprises entrance hall, three reception rooms, kitchen and utility room on the ground floor with four double bedrooms, family bathroom and shower room located on the first floor. Externally there is ample off road parking, detached garage and lawn to the front with large enclosed (mostly lawned) garden to the rear. The property provides uPVC double glazing and electric heating with mains gas directly on the main road available.

Council Tax Band - E. Freehold. EPC- E53. VIEWING RECOMMENDED.

Ground Floor

With front entrance leading into

Entrance hall

3.8 x 2.6 (12'5" x 8'6")

With Electric storage heater, open under stairs storage, and stairs leading to first floor.

Lounge

3.6 x 4.8 (11'9" x 15'8")

With Electric storage heater, coved and textured ceiling, uPVC Glazed Patio Doors to the rear of the property.

Sitting Room

3.8 x 3.6 (12'5" x 11'9")

With Electric storage heater, uPVC window to the front of the property.

Dining Room

3.6 x 3.6 (11'9" x 11'9")

With storage heater, uPVC window to the front of the property.

Kitchen

3.6 x 5.0 (11'9" x 16'4")

With a range of base and wall units, one and a half bowl monobloc sink unit with mixer taps, part tiled walls, "Beko Ranger" double range with electric ovens and hob with extractor fan above, space for "American Style" fridge/freezer, uPVC window to the rear and uPVC door to the side leading to the garden area.

Utility Room

1.2 x 1.6 (3'11" x 5'2")

With plumbing for automatic washing machine, uPVC window to the side of the property.

First Floor

Landing

With Electric storage heater and hatch to roof space.

Bedroom 1

3.6 x 5.2 (11'9" x 17'0")

With textured ceiling, uPVC window to the front of the property.

Bedroom 2

3.8 x 3.6 (12'5" x 11'9")

With textured ceiling, uPVC window to the rear of the property.

Bedroom 3

With uPVC window to the front of the property.

Bedroom 4

2.6 x 3.8 (8'6" x 12'5")

With uPVC window to the rear of the property.

Bathroom

2.6 x 2.3 (8'6" x 7'6")

With low level flush WC, vanity unit with inset wash hand basin, tall storage unit, panelled bath, "Respatex" wall panels, and uPVC window to the rear of the property.

Shower Room

1.8 x 1.4 (5'10" x 4'7")

With low level flush WC. vanity unit with inset wash hand basin, double shower cubicle with electric shower. "Respatex" wall panels and window to the side of the property.

External

Front: lawned area with steps leading to front door and side pedestrian access, driveway with ample parking leading to Detached Garage (6.8 x 3.0) with electricity connected,.

Rear: Patio with steps leading to large level lawned area with mature shrubs and trees.

Services

With Electricity, water and drainage.



Council Tax
-Band E.

Tenure
Freehold.

NOTE
All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

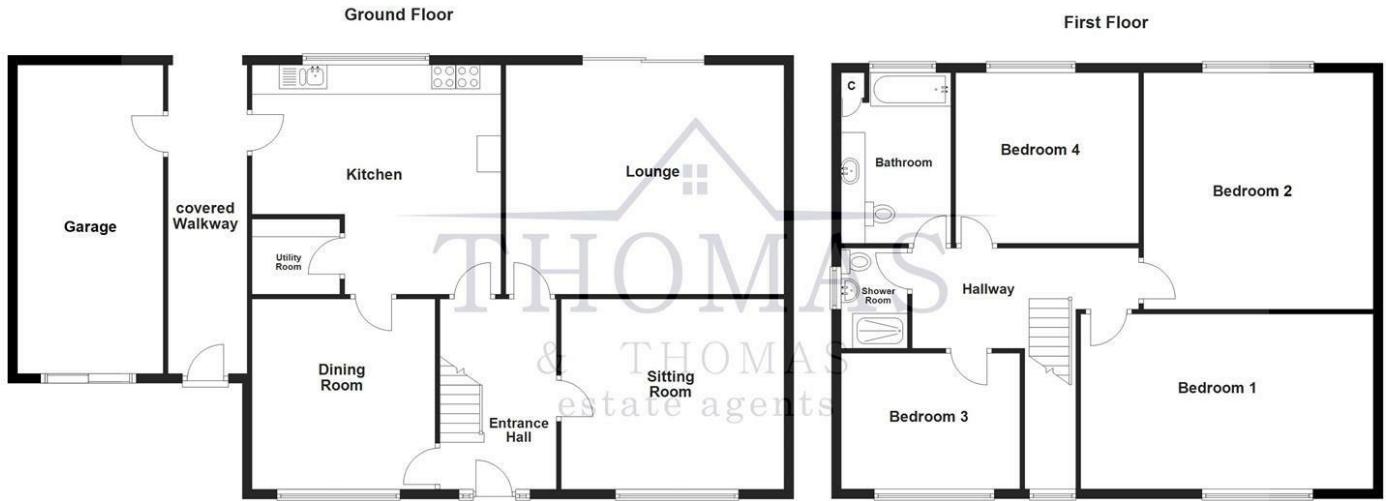
Viewings
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

Social Media
Follow us on Facebook : Thomas & Thomas Estate Agents

Follow us in Instagram and X : ThomasThomas_EA

Directions
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel approximately 5.5 miles into the village of Cwmgors and the property can be found on the left hand side and identified by our For Sale board.



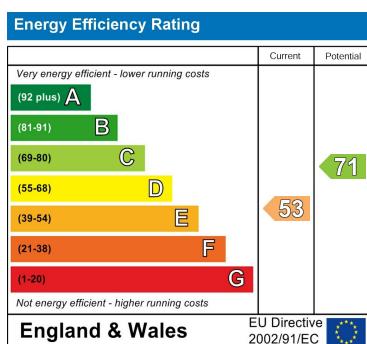


Total area: approx. 202.7 sq. metres (2182.3 sq. feet)

Council Tax Band

E

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.