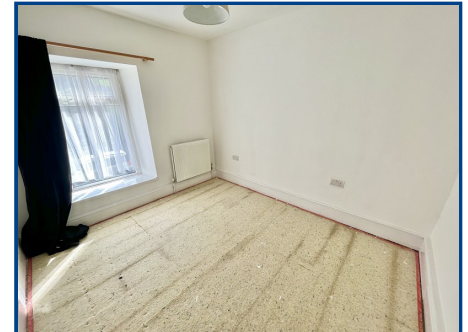
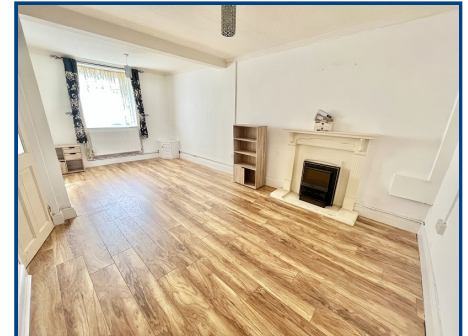


**Heol Y Gors
Cwmgors
Ammanford
Carmarthenshire.**

Price £117,500



- Middle terrace property
- Three bedrooms
- Perfect first time purchase
- Gas central heating
- Double glazing
- Large enclosed garden
- Viewing highly recommended
- No chain



General Description

EPC Rating: C71

A three bedroom middle terraced property located on the ever popular Heol Y Gors within Cwmgors.

Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Property Description

A three bedroom middle terraced property located on the ever popular Heol Y Gors within Cwmgors. The property is located ideally for schools, Ammanford, Pontardawe, M4, shops and local amenities making it an ideal first time purchase or family home.

The Accommodation Comprises:

Entrance

Entered via uPVC door.

Hall (20' 4" x 3' 4") or (6.20m x 1.01m)

Door to lounge/dining room, radiator, staircase to first floor.

Lounge/Dining Room (20' 4" x 10' 9") or (6.20m x 3.28m)

Double glazed window to front, gas fire with hearth and wood mantle, storage cupboard. Wood effect flooring, radiator, door to kitchen.

Kitchen (14' 4" x 9' 0") or (4.37m x 2.75m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan oven with gas hob and extractor hood over. Plumbed for washing machine, tiled splashback, tiled flooring, double glazed window to rear. Radiator, door to bathroom, double glazed uPVC door to rear garden.

Bathroom (10' 10" x 4' 11") or (3.29m x 1.51m)

Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Part tiled walls, tiled flooring, storage cupboard. Radiator, double glazed frosted window to rear.

Landing (13' 3" x 4' 9") or (4.04m x 1.45m)

Doors to three bedrooms.

Bedroom 1 (9' 11" x 8' 4") or (3.01m x 2.54m)

Double glazed window to front, radiator.

Bedroom 2 (10' 1" x 8' 4") or (3.08m x 2.54m)

Double glazed window to rear, storage cupboard, radiator.

Bedroom 3 (6' 9" x 4' 9") or (2.06m x 1.45m)

Double glazed window to rear, fitted carpet, radiator.

External

Rear Garden

Enclosed rear garden with two purpose built outbuildings and courtyard style patio leading to a large enclosed lawn.

Tenure

Freehold

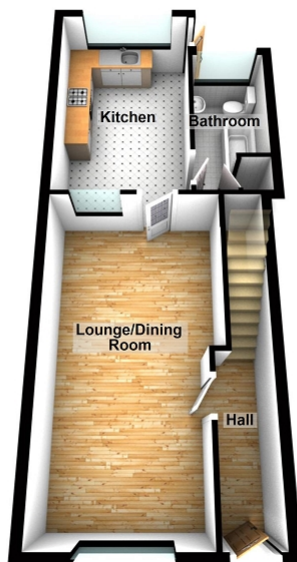
Council Tax

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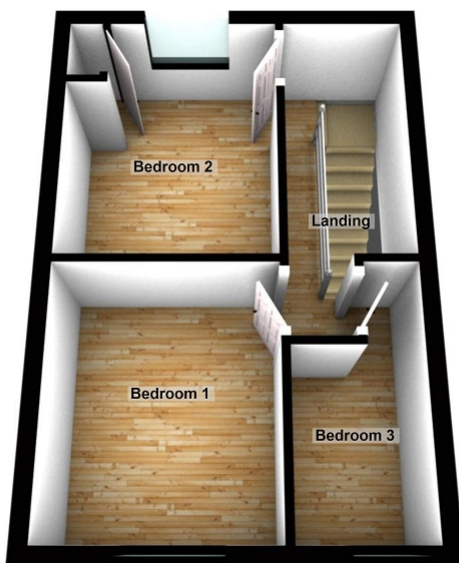


Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.