



Heol Y Gors, £170,000

- 3 bedroom extended semi-detached
- Off-road parking to the front
- Home office space
- Council tax band C
- Exceptional views to the front
- EPC Rating: D



 3  1  2



About the property

Welcome to your dream home in Cwmgors, Ammanford! This exquisite extended semi-detached property offers an abundance of space and stunning features. Step inside to discover a seamlessly designed open plan lounge/diner, perfect for entertaining guests or relaxing with family. The separate dining room provides versatility for formal gatherings or intimate meals.

Prepare culinary delights in the spacious kitchen, complete with a convenient utility area for added functionality. Enjoy the tranquillity of the small conservatory home office space, ideal for remote work or unwinding with a good book. The downstairs bathroom adds convenience for guests and residents alike.

Venture upstairs to find three generously sized bedrooms, each offering comfort and privacy. Bedroom two boasts an ensuite for added luxury and convenience. Outside, indulge in the expansive rear garden, offering exceptional views of the mountains, creating a serene backdrop for outdoor gatherings and relaxation. The property also features a wooden workshop, perfect for hobbies or storage needs. With a front garden and driveway offering tandem parking, convenience meets elegance in this charming home. Don't miss the opportunity to make this your own oasis in Cwmgors.

Accommodation

Entrance Porch

Lounge/Diner - 13' 10" max x 20' 9" max (4.22m max x 6.32m max)

UPVC double-glazed window to the front and to the rear both fitted with wooden blinds. Oak wood flooring. Door leading through to the dining room. Door providing access to the first floor staircase. Two radiators.

Dining Room - 10' 8" x 8' 5" (3.25m x 2.57m)

UPVC double glazed window to the side of the property. Continuation of the wooden flooring from the lounge. UPVC half glazed door to the side providing access to the garden. Radiator and door leading through to kitchen.

Kitchen - 8' 11" x 9' 1" (2.72m x 2.77m)

UPVC double glazed window to the side of the property fitted with wooden blinds, continuation of the wood flooring from the dining room, range of matching wall and base units with laminate worktops over, part tiled walls, stainless steel sink with one and a half bowl and mixer tap and pull-out attachment, wall-mounted combi boiler, space and plumbing for dishwasher, built under electric oven with gas hob and integrated cooker hood, radiator and door through to the utility room.



Utility Area - 7' x 3' 11" (2.13m x 1.19m)

Tiled flooring, space and plumbing for washing machine, and space for fridge freezer, door through to the conservatory, and door through to the downstairs bathroom.

Conservatory - 5' 8" x 9' 11" (1.73m x 3.02m)

UPVC double-glaze window to the front, fitted with wooden blind. Tiled floor in, UPVC double-glaze French doors to the side, lead into the garden, and radiator.

Bathroom

UPVC double-glazed obscured glass window to the rear, continuation of the tile flooring from the utility room, panelled bath with tiled splash backs, central mixer tap and hand shower attachment plus wall-mounted over bath shower mixer with shower curtain rail, wash hand basin with mixer taps, WC, extractor fan and radiator.

First Floor

Landing

Continuation of the carpet from the staircase, spotlighting to the ceiling, loft access, laundry area, and doors through to all bedrooms.

Bedroom One - 11' 9" max x 13' 7" max (3.58m max x 4.14m max)

2x UPVC double-glazed windows to the front of the property offering exceptional views, fitted carpets and radiator.

Bedroom Two - 8' 3" x 8' 5" plus ensuite (2.51m x 2.57m plus ensuite)

UPVC double glazed window to the side of the property fitted with wooden blinds, fitted carpet. Walk in en-suite with built in shower enclosure comprising of tray, wall mounted shower and tiled splashbacks. Wash hand basin and WC.

Bedroom Three - 8' 5" x 8' 1" (2.57m x 2.46m)

UPVC double-glazed window to the side of the property, fitted carpet, radiator and spotlighting.

Externally

To the front of the property there is a small garden area laid mainly to lawn with path leading to the front door. To the side there is a driveway offering tandem parking for several vehicles with gated side access leading to the rear garden.

To the rear of the property, leading directly from both the dining room and the conservatory area, there is a small courtyard area to the side of the property laid mainly to chip-ins. There are then steps leading up to the rear garden with a detached wooden workshop shed offering the potential to be turned into a home office. There is a gravel path leading to the end of the garden with the garden laid mainly to lawn and a large composite decking area to the rear which provides seating and views to the front.

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Floorplan



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