



8 Park Howard Road, Cwmgors, Ammanford, SA18 1NZ

Offers in the region of £265,000

Set on a quiet side road in the village of Cwmgors, this modern semi-detached house set over three floors presents an excellent opportunity for families and professionals alike. With four well-proportioned bedrooms, lounge, kitchen, utility room, cloakroom and bathroom this property offers ample space for comfortable living.

The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months and a Detect Alarm System for added security.

A side driveway provides convenient parking for up to two vehicles, a valuable feature in today's busy world. The rear garden offers a delightful outdoor space, perfect for children to play, or simply enjoying a sunny afternoon with family and friends.

Ground Floor

uPVC double glazed entrance door into

Entrance Hall

12'1" x 6'2" (3.7 x 1.88)



with stairs to first floor, laminate floor and airing cupboard with radiator and slatted shelving. under stairs storage.

Lounge

15'7" x 10'8" (4.75 x 3.26)



with laminate floor and uPVC double glazed window to front.

Kitchen

14'4" x 10'7" (4.38 x 3.23)



with range of base and wall units, display cabinets, stainless steel one and half bowl sink unit with mono bloc shower tap, 4 ring ceramic hob with extractor over, built in eye level oven, integrated dishwasher, wine rack, part tiled walls, radiator, down lights and uPVC double glazed windows to rear.

Utility Room

11'8" x 6'1" (3.58 x 1.87)



with range of base units, single bowl sink, plumbing for automatic washing machine, part tiled walls laminate floor, radiator, uPVC double glazed window to rear and uPVC double glazed door to rear.

Cloakroom

3'2" x 6'1" (0.98 x 1.86)



with low level flush WC, vanity wash hand basin, part tiled walls, laminate floor, extractor fan and radiator.

Bedroom 2

9'1" x 10'8" (2.77 x 3.26)



with radiator and uPVC double glazed window to front.

First Floor

Landing

with stairs to second floor, 2 radiators and uPVC double glazed window to front.

Bedroom 1

12'5" x 9'1" (3.8 x 2.77)



with radiator and uPVC double glazed window to rear.

Bedroom 3

8'11" x 7'8" (2.74 x 2.36)



with radiator and uPVC double glazed window to rear.

Bathroom

8'0" x 10'8" (2.45 x 3.26)



with low level flush WC, vanity wash hand basin with cupboard under, Jacuzzi bath, shower enclosure with mains shower, part tiled walls, tiled floor, down lights, extractor fan and uPVC double glazed window to side.

Second Floor

Bedroom 4

15'3" x 17'3" (4.66 x 5.27)



with radiator, access to eaves storage, small store with roof window, down lights and 3 roof windows.

Outside

Shingle garden to front, side driveway with parking for 2 cars. Enclosed rear garden with paved patio area, decking area, land garden, artificial grass area, outside tap and light.

Outbuilding

12'9" x 10'5" (externally) (3.9 x 3.2 (externally))

with power and light connected, uPVC double glazed window and door.

Services

Mains water, electricity, gas and drainage.

Council Tax

Band C

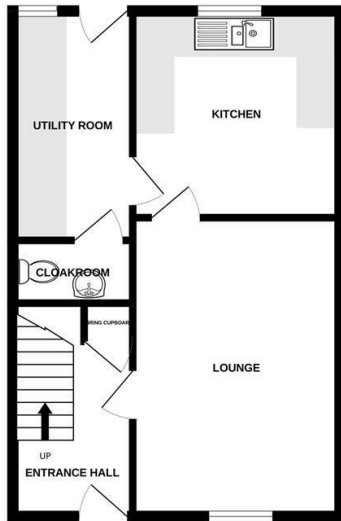
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for about 6 miles into the village of Cwmgors then turn right into Park Howard Road and the property can be found on the right hand side.

NOTE

All internal photographs are taken with a wide angle lens.

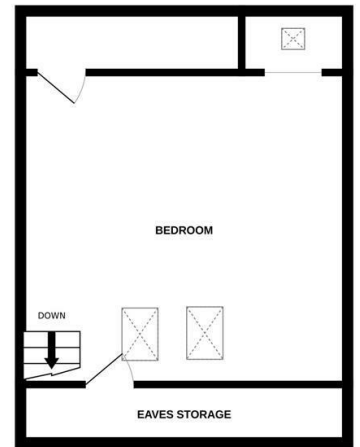
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.