



Afallon Church Lane, Cwmgors, Ammanford, SA18 1PF

Offers in the region of £189,950

A character detached house with side plot with pre planning for detached bungalow, set on a side road in the village of Cwmgors, approximately 5 miles from Ammanford town centre. Accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility, wet room, 3 bedrooms and bathroom. The property benefits from gas central heating, mostly uPVC double glazing, off road parking and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, radiator and textured ceiling.

Lounge

13'8" into bay x 11'5" (4.17 into bay x 3.49)



with wall mounted electric fire, radiator, textured and coved ceiling and uPVC double glazed bay window to front.

Dining Room

12'8" x 10'11" (3.87 x 3.35)



with fireplace, radiator, coved ceiling and 2 uPVC double glazed windows to side. Sliding doors to

Kitchen

11'5" x 14'7" (3.50 x 4.46)



with range of fitted base and wall units, display cabinets, stainless steel double drainer sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, breakfast bar, part tiled walls, laminate floor, radiator and uPVC double glazed French doors to rear.

Utility

9'1" x 5'10" (2.78 x 1.78)



with under stairs cupboard, base unit, plumbing for automatic washing machine, Respatex walls, laminate floor, radiator, coved ceiling and uPVC double glazed window to side.

Hall

3'8" x 7'1" (1.14 x 2.16)

with laminate floor, radiator, coat hooks and uPVC double glazed door to front.

Wet Room

7'1" x 7'0" (2.18 x 2.15)



with low level flush WC, pedestal wash hand basin, electric shower, radiator, part tiled walls, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with radiator, textured and coved ceiling and aluminium window to side.

Bedroom 1

15'3" into bay x 11'3" (4.66 into bay x 3.44)



with laminate floor, radiator, coved ceiling

and uPVC double glazed bay window to front.

Bedroom 2

11'2" x 10'7" (3.42 x 3.23)



with 2 built in cupboards, laminate floor, picture rail, radiator and uPVC double glazed window to rear.

Bedroom 3

8'1" x 7'4" (2.47 x 2.24)



with laminate floor, picture rail, radiator and uPVC double glazed window to front.

Bathroom

7'1" x 6'9" (2.17 x 2.06)



with low level flush WC, pedestal wash hand basin, built in cupboards, panelled bath, part tiled walls, laminate floor, radiator, textured and coved ceiling, hatch to roof space and Aluminium window to side.

Outside



with gravelled garden to front, tarmac drive to one side and lawned garden to side with pre planning for detached bungalow. Lawned garden to rear with paved patio.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

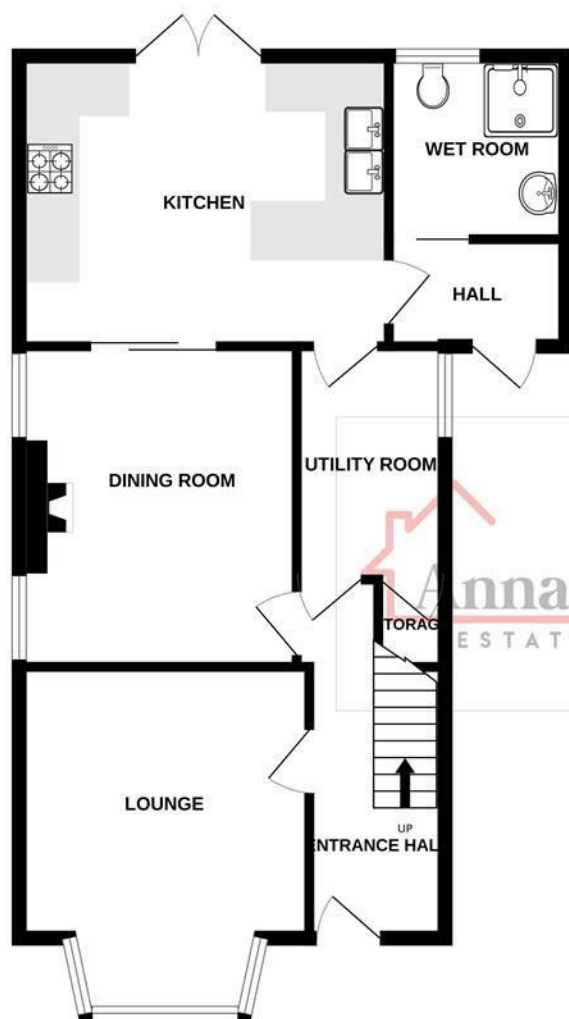
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles

through Gwaun Cae Gurwen, turn right into Church Lane and the property can be found on the right hand side.

GROUND FLOOR



1ST 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.