



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**219 Heol Y Gors  
Cwmgors  
Ammanford  
Carmarthenshire.  
SA18 1RF**

**Price £184,950**



- Three bedroom semi detached property
- Kitchen, utility
- living room, dining room
- Sun room, box room/ study
- Bathroom
- Upvc glazing
- Gas fired central heating
- Driveway
- Rear garden, cellar
- Views to the surrounding countryside

**General Description**

We have the pleasure in offering for sale this three bedroom semi detached property in the village of Cwmgors close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school.

**EPC Rating: D56**

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

**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](mailto:surveys@ctf-uk.com).

## Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this three bedroom semi detached property in the village of Cwmgors close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school. The property is approximately 5 miles from Ammanford town centre and further amenities including banking, shops, public houses, restaurants, places of worship, secondary school, leisure centre, bus station, railway station and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, kitchen, utility, dining room, sun room, landing, bathroom, box room and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, cellar, driveway and a rear garden.

### Upvc glazed door to

### Hallway

Radiator, tiled floor, battery smoke alarm, stairs to first floor, under stair storage.

### Lounge (11' 10" Max x 10' 2" Min) or (3.61m Max x 3.09m Min)

Upvc glazed bay window to front, radiator, artex textured and coved ceiling, laminate flooring, electric fire, telephone point.

### Kitchen/Dining Room (19' 4" x 10' 7") or (5.90m x 3.22m)

### Kitchen (10' 3" x 8' 7") or (3.13m x 2.62m)

Upvc glazed window to rear, upvc glazed door to side, radiator, tiled floor, fitted wall and base units, work surface, tiled splash back, ceramic sink unit with mixer tap, electric oven, hob with extractor fan over, plumbing for dishwasher.

### Dining Area (10' 5" x 10' 7") or (3.17m x 3.22m)

Upvc glazed patio doors to rear, artex textured and coved ceiling, radiator, laminate flooring.

### Utility

Upvc glazed window to side, tiled floor, part tiled walls, plumbing for automatic washing machine.

### Sun Room (13' 0" x 10' 4") or (3.96m x 3.15m)

Upvc glazed patio doors to rear, upvc glazed windows surround, upvc glazed ceiling, tiled floor, two wall lights.

### Landing

Hatch to roof space, battery smoke alarm.

### Box Room/Study (7' 3" Max x 6' 9" Max) or (2.21m Max x 2.05m Max)

Upvc glazed window to front, radiator.

### Bedroom 1 (10' 5" x 10' 2") or (3.18m x 3.11m)

Upvc glazed window to rear, radiator, fitted wardrobes, laminate flooring.

### Bedroom 2 (11' 3" Max x 9' 11") or (3.44m Max x 3.01m)

Upvc glazed window to front, radiator.

## Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

### Bedroom 3 (10' 2" x 6' 7") or (3.10m x 2.01m)

Upvc glazed window to rear, radiator.

### Bathroom (6' 10" x 6' 5") or (2.09m x 1.95m)

Upvc glazed window to side, towel radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over.

### Cellar

Ideal gas fired boiler controlling domestic hot water and central heating.  
Electricity.

### Outside

Potential for ample off road parking to front.  
Decked steps to rear leading on to a patio seating area. Concrete footpath leading to seating area and lawned area with mature trees and shrubs, overlooking the surrounding countryside.  
Wooden and tin sheds.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area.  
There is mobile phone coverage in the area.

### Agents Note

The property is leasehold. The lease commenced in 1925 with a 999 years lease with a ground rent of £3.18 per annum. Enquiries have been made regarding the purchase of the Freehold.

There is a risk between 1% and 3.3% chance each year of flooding from surface water and small watercourses.

There is Japanese Knotweed within close proximity to the boundary of the property.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Leasehold

### Council Tax

C

### Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the villages of Glanamman, Garnant and over the railway crossing into Gwaun Cae Gurwen. Continue along Heol Cae Gurwen where the property can be found on the right hand side, approximately 1 mile after the railway crossing.

