



**31 Llwyn Road
Cwmgors
Ammanford
Carmarthenshire.
SA18 1RD**

Price **£360,000**



- Five bedroom detached property
- Lounge, sitting room, Kitchen/ diner
- Bathroom, WC, Study, rear hall
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking
- Rear garden, workshop
- Views to surrounding countryside

General Description

We have the pleasure in offering for sale this five double bedroom detached family home 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.

EPC Rating: D64

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.

Llwyn Road, Cwmgors, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this five double bedroom detached family home 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 property is also within 7 miles of Junction 45 of the M4 for Pontardawe. Giving you great access to Swansea city centre.

The accommodation briefly comprises lounge, kitchen/ diner, sitting room, rear hall, WC, landing, bathroom, study area and five bedrooms.

The property benefits from Upvc glazing, gas fired central heating, driveway for ample parking, workshop and a rear garden.

Upvc glazed door to

Lounge (15' 8" x 14' 1") or (4.77m x 4.30m)

Upvc glazed window to front, two radiators, coved ceiling, laminate flooring, log burner, two wall lights stairs to first floor, under stair storage.

Kitchen/Diner (18' 2" x 13' 9") or (5.53m x 4.18m)

Upvc glazed patio doors to side, two upvc glazed windows to rear, radiator, sixteen down lights, fitted wall and base units, fitted pantry unit, work surface, tiled splash back, 1 1/2 bowl ceramic sink unit with mixer tap, Kenwood oven with extractor fan over, plumbing for dishwasher, fitted storage cupboards.

Sitting Room (15' 7" x 9' 5") or (4.75m x 2.88m)

Upvc glazed window to front, two radiators, coved ceiling, three down lights.

Rear Hall

Upvc glazed door to side, storage cupboards.

W.C. (7' 11" x 3' 6") or (2.42m x 1.06m)

Radiator, tiled floor, extractor fan, pedestal wash hand basin, close coupled WC.

Landing

Coved ceiling.

Study Area

Upvc glazed window to side, radiator, textured and coved ceiling, stairs to second floor.

Second Floor Landing

One down light, storage cupboards.

Bedroom 1 (14' 2" x 11' 3") or (4.32m x 3.42m)

Upvc glazed window to rear, two skylights, three down lights, radiator.

Llwyn Road, Cwmgors, Ammanford, Carmarthenshire.

Bedroom 2 (13' 7" Max x 11' 11") or (4.14m Max x 3.64m)

Upvc glazed window to rear, radiator.

Bedroom 3 (13' 9" x 9' 11") or (4.20m x 3.02m)

Upvc glazed window to rear, radiator.

Bedroom 4 (14' 5" x 8' 5" Max) or (4.40m x 2.56m Max)

Two upvc glazed windows to front, two radiators, coved ceiling.

Bedroom 5 (9' 5" x 9' 5") or (2.88m x 2.87m)

Upvc glazed window to front, radiator.

Bathroom (9' 9" Max x 6' 11") or (2.96m Max x 2.11m)

Upvc glazed window to side, towel radiator, coved ceiling, extractor fan, tiled walls, tiled floor, pedestal wash hand basin, close coupled WC, bath, shower cubicle, airing cupboard housing Exclusive gas fired boiler controlling domestic hot water and central heating.

Outside

Patio area to the front and side of the property with flower beds containing mature trees and shrubs.

Patio and gravelled seating areas to side with steps leading to lawned areas and driveway for ample parking.

Further lawned area to rear with footpath leading to vegetable plot with tin shed. Wooden storage shed.

Workshop

Plumbing and electricity.

WC and stainless steel sink unit with mixer tap.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

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, taking a left into Llwyn Road where the property can be found on the right hand side.

