



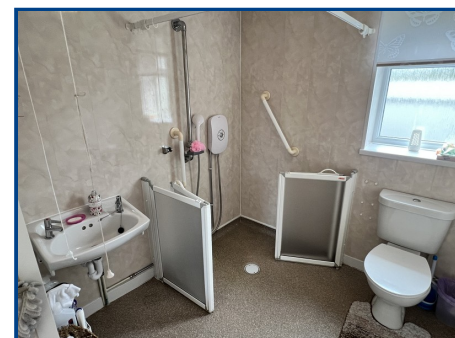
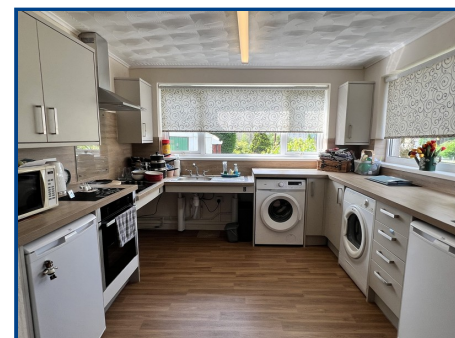
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

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

Price £210,000



- Three bedroom detached property
- Lounge, sitting room
- Kitchen/ diner
- Bathroom, wet room
- Upvc glazing
- Gas fired central heating
- Driveway, garage
- Rear garden



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.

General Description

We have the pleasure in offering for sale this three double bedroom detached family home built in the early 1900's which has been kept by the same family since construction, in the village of Cwmgors close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school.

EPC Rating: D57

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Llwyn Road, Cwmgors, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three double bedroom detached family home built in the early 1900's which has been kept by the same family since construction, 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 lounge, rear hall, wet room, kitchen/ diner, sitting room, landing, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, driveway and garage for parking and a double plot rear garden.

Upvc glazed door to

Hallway

Radiator, artex textured ceiling, stairs to first floor, telephone point.

Lounge (20' 2" x 11' 1") or (6.14m x 3.38m)

Upvc glazed windows to front and rear, artex textured and coved ceiling, two radiators, alcove storage, gas fire with marble surround and hearth, telephone point.

Rear Hall

Upvc glazed door to side, textured ceiling, under stair storage.

Wet Room (7' 1" x 6' 11") or (2.15m x 2.12m)

Upvc glazed window to rear, towel radiator, Respatex walls, wet room shower, wash hand basin, close coupled WC, extractor fan.

Kitchen (17' 4" x 9' 7") or (5.28m x 2.92m)

Upvc glazed window to rear, artex textured ceiling, radiator, height adjustable worktop, fitted wall and base units, work surface, stainless steel sink unit, electric hob with extractor fan over, plumbing for automatic washing machine.

Sitting Room (13' 9" x 9' 1") or (4.19m x 2.77m)

Upvc glazed window to front, artex textured and coved ceiling, radiator.

Landing

Upvc glazed window to rear, artex textured ceiling, hatch to roof space, battery smoke alarm.

Llwyn Road, Cwmgors, Ammanford, Carmarthenshire.

Bathroom (8' 8" Max x 8' 2") or (2.64m Max x 2.48m)

Upvc glazed window to rear, artex textured ceiling, radiator, part tiled walls, bath with electric shower over, pedestal wash hand basin, close coupled WC, airing cupboard housing radiator and IDEAL gas fired boiler controlling domestic hot water and central heating.

Bedroom 2 (12' 6" x 10' 8") or (3.82m x 3.24m)

Upvc glazed window to front, textured ceiling, radiator.

Bedroom 1 (15' 9" x 10' 2") or (4.79m x 3.09m)

Two upvc glazed windows to front, artex textured ceiling, radiator.

Bedroom 3 (10' 6" x 9' 7") or (3.21m x 2.93m)

Upvc glazed window to rear, artex textured ceiling, radiator.

Outside

Parking area to side leading to garage.

Lawned area to front with mature trees and shrubs.

Patio footpath to side.

Patio area to side with further potential off road parking.

Concrete area to rear housing storage outbuildings leading to paved footpath with lawned and gravelled areas surround with mature trees and shrubs.

Green house.

Shed.

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

B

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.

