



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

**102 Heol Y Gors
Cwmgors
Ammanford
Carmarthenshire
SA18 1RR**

Price £80,000



- Three bedroom semi detached property
- Lounge, kitchen, front room
- Shower room
- Upvc glazing
- Rear garden
- Auction dates: 20th of October - 22nd of October



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

Important notice

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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 bedroom semi detached property located in the village of Cwmgors close to local amenities including, shop, takeaway restaurants, public house, and approximately 9 miles from junction 45 for Ynysforan and approximately 7 miles from Ammanford town centre and further amenities.

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Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises porch, hallway front room, lounge, kitchen, shower room, landing and three bedrooms.

The property benefits from, upvc glazing, gas fired central heating and a rear garden.

The property is being offered for sale in conjunction with our partner auctioneers Auction House Wales with bidding opening at 12pm on Monday the 20th of October 2025 and concluding at 12pm on Wednesday the 22nd of October 2025. A legal pack can be obtained along with registration to bid at <https://www.auctionhouse.co.uk/wales>

CTFAUC

Upvc glazed door to

Porch

Upvc glazed windows surround.

Hallway

Radiator, coved ceiling, stone flooring, stairs to first floor.

Front Room (11' 5" x 8' 3") or (3.47m x 2.52m)

Upvc glazed window to front, radiator, coved ceiling, wooden flooring, fire place.

Lounge (12' 4" x 10' 7") or (3.75m x 3.23m)

Upvc glazed window to rear, exposed beam ceiling, radiator, stone flooring, feature stone fire place, alcove storage, under stair storage.

Kitchen (11' 10" x 8' 2") or (3.60m x 2.50m)

Upvc glazed window to side, upvc glazed door to side, radiator, stone flooring, fitted base units, sink unit, Logic gas fired boiler controlling domestic hot water and central heating.

Shower Room (9' 2" x 8' 0") or (2.80m x 2.44m)

Upvc glazed window to rear, radiator, wet room shower, close coupled Wc, pedestal wash hand basin, plumbing for automatic washing machine, extractor fan.

Landing

Upvc glazed window to rear, coved ceiling, wooden flooring, hatch to roof space.

Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Bedroom 2 (9' 9" x 7' 6") or (2.98m x 2.29m)

Upvc glazed window to rear, radiator, coved ceiling wooden flooring.

Bedroom 1 (11' 5" x 7' 9") or (3.48m x 2.36m)

Upvc glazed window to front, radiator, coved ceiling, wooden flooring.

Bedroom 3 (8' 2" x 7' 2") or (2.50m x 2.19m)

Upvc glazed window to front, radiator, coved ceiling, wooden flooring.

Outside

Steps and gravelled area to front.

Gravelled area to side with steps that lead to lawned area.

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

Council Tax

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Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Continue through the villages of Glanamman, Garnant, Gwaun Cae Gurwen and on entering Cwmgors into Heol Y Gors the property can be found on the left hand side.

