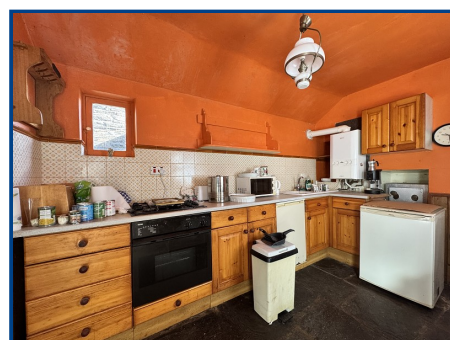


**102 Heol Y Gors
Cwmgors
Ammanford
Carmarthenshire
SA18 1RR**

Guide Price £65,000



- Three bedroom semi detached property
- Lounge, kitchen, front room
- Shower room
- Upvc glazing
- Rear garden
- Auction dates: 8th of December - 10th of December



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 Ynysforgan and approximately 7 miles from Ammanford town centre and further amenities.

EPC Rating: E54

Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property located in the village of Cwmgor close to local amenities including, shop, takeaway restaurants, public house, and approximately 9 miles from junction 45 for Ynysforgan and approximately 7 miles from Ammanford town centre and further amenities including banking, shops, public houses, restaurants, places of worship, leisure centre, secondary school, bus station, railway station and approximately 7 miles from junction 49 of the M4.

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 8th of December 2025 and concluding at 12pm on Wednesday the 10th of December 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.

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

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Continue through the villages of



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.

