



80 Heol Y Gors, Cwmgors, Ammanford, SA18 1PY

Offers in the region of £139,500

A mid terrace house set in the village of Cwmgors within 6 miles of Ammanford and 7 miles of Swansea. Accommodation comprises vestibule, lounge, kitchen, 3 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing, vehicular access to rear and large rear garden.

Ground Floor

uPVC double glazed entrance door to

Vestibule

4'0" x 3'1" (1.23 x 0.96)

with textured ceiling. Door to

Lounge

21'11" max x 15'1" max (6.69 max x 4.62 max)



with electric wall mounted fire, stairs to first floor, under stairs storage, 2 radiators, part textured ceiling and uPVC double glazed window to front. Opening to

Kitchen

7'6" x 12'3" (2.30 x 3.75)



with range of fitted base and wall units, stainless steel one and half bowl sink unit with mixer taps, 5 ring gas hob, built in oven, plumbing for automatic washing

machine, part tiled wall, tiled floor, radiator, textured ceiling and uPVC double glazed window and door to rear.

First Floor

Landing

with hatch to roof space.

Bedroom 1

11'6" x 8'1" (3.52 x 2.48)



with radiator and uPVC double glazed window to front.

Bedroom 2

10'0" x 9'8" (3.06 x 2.96)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator and uPVC double glazed window to rear.

Bedroom 3

8'3" x 6'9" (2.54 x 2.07)



with radiator and uPVC double glazed window to front.

Shower Room

8'2" x 5'10" (2.49 x 1.80)



with low level flush WC, pedestal wash hand basin, walk in shower with electric shower, part Respatex walls, extractor fan, radiator, textured ceiling and uPVC double glazed window to rear.

Outside



with lawned garden to front, side pedestrian access to rear garden (flying freehold) with decking areas, outside WC with outside tap, steps up to further decked areas and timber sheds and large lawned garden.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band

NOTE

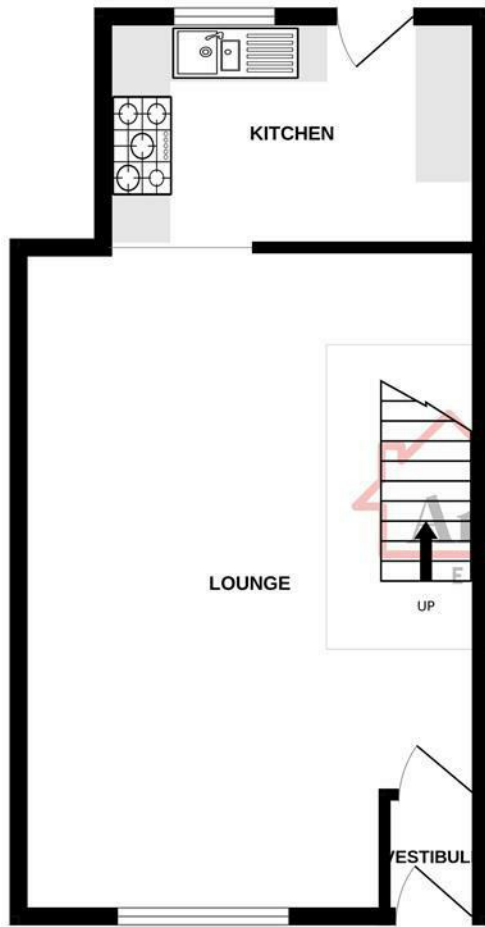
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 5 miles through Gwaun Cae Gurwen and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.