



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

**44a Heol Y Gors
Cwmgors
Ammanford
Carmarthenshire
SA18 1PT**

Price **£199,950**



- Three bedroom semi detached property
- Lounge, kitchen/ dining room, conservatory
- Bathroom, en suite
- Upvc glazing
- Gas fired central heating
- Ample off road parking
- Rear garden
- Garage
- No Forward Chain

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, primary school, surgery, chemist, and approximately 6 miles from Ammanford town centre and further amenities.

EPC Rating: C76

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

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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.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

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 Cwmgors close to local amenities including shop, primary school, surgery, chemist, and approximately 6 miles from Ammanford town centre and further amenities including banking, shops, secondary school, restaurants, public houses, bus station and railway station.

The accommodation briefly comprises entrance porch, lounge, kitchen/ dining room, conservatory, landing, bathroom and three bedrooms, one with an en suite.

The property has the benefit of Upvc glazing, gas fired central heating, ample parking and rear garden.

Upvc glazed door to

Entrance Porch

Upvc glazed window to front, tiled floor.

Lounge (23' 8" x 16' 4") or (7.21m x 4.97m)

Upvc glazed windows to front and rear, two radiators, coved ceiling, dado rail, laminate flooring, stairs to first floor.

Kitchen/Dining Room (23' 5" x 11' 5") or (7.13m x 3.47m)

Upvc glazed door and window to side, upvc glazed patio doors to rear, two radiators, coved ceiling, four down lights, fitted wall and base units, part tiled walls, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, gas hob with extractor fan over, oven, plumbing for automatic washing machine, integrated dishwasher, TV point, BAXI gas fired boiler controlling domestic hot water and central heating.

Conservatory (10' 11" x 8' 8") or (3.32m x 2.65m)

Upvc glazed patio doors to side, upvc glazed windows surround, tiled floor, polycarbonate roof.

Landing

Radiator, hatch to roof space.

Bedroom 1 (23' 2" Max x 11' 5" Max) or (7.07m Max x 3.47m Max)

Upvc glazed window to rear, coved ceiling, five down lights, radiator, fitted wardrobes.

Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

En Suite (7' 8" x 4' 11") or (2.33m x 1.51m)

Upvc glazed window to side, radiator, close coupled Wc, wash hand basin, disabled shower cubicle, extractor fan.

Bathroom (9' 10" x 7' 11") or (3.00m x 2.42m)

Upvc glazed window to rear, radiator, tiled walls, corner Jacuzzi bath with shower attachment, close coupled Wc, pedestal wash hand basin, extractor fan.

Bedroom 2 (15' 3" x 9' 11") or (4.64m x 3.03m)

Upvc glazed window to front, coved ceiling, radiator.

Bedroom 3 (11' 5" x 5' 11") or (3.49m x 1.80m)

Upvc glazed window to front, coved ceiling, radiator, TV point.

Outside

Driveway for parking to front.

Side pedestrian access to patio area to rear with steps leading to lawned area.

Gated driveway to rear.

Garage (20' 3" x 14' 4") or (6.18m x 4.37m)

Upvc glazed window to front, upvc glazed door to side, up and over door to rear.

Agents Note

There is a right of way over the lane off Pant Y Fedwen Road to access the garage to the rear.

Broadband and Mobile phone

There is superfast broadband available in this area. There is mobile phone signal in this 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. 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.

