



Bungalow - Detached (EPC Rating: E) Leasehold

# HEOL Y GORS, CWMGORS, AMMANFORD, SA18 1RF

Offers In The Region Of

## £149,950

# 3 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Double Fronted Bay Window Detached Bungalow set back from the road located within the small village of Cwmgors offering local amenities with further shopping, leisure and transport links located approximately 5 miles away in Pontardawe/Ammanford Town Centre. The accommodation comprises entrance hall, lounge, second reception room/bedroom 4, kitchen, bathroom and 3 further bedrooms. Externally there is a large front garden with path leading to front entrance door mainly laid to lawn and rear garden offering fine views over open countryside accessed via a pedestrian path around the property with lane access leading to single garage and covered storage space and WC. The property benefits from Gas Central Heating and uPVC Double Glazing. The property is in need of some updating.

Council Tax Band - C. Leasehold. EPC - E51. NO ONWARD CHAIN

## Ground Floor

With long front garden mainly laid to lawn leading to front Entrance door.

## Lounge

6.36 x 3.06 (20'10" x 10'0")

With 3 radiators, feature fireplace with electric inset, coved ceiling and window to the rear.

## Kitchen

5.75 x 2.25 (18'10" x 7'4")

With a range of base and wall units, stainless steel single drainer sink unit, radiator, cupboard housing wall mounted gas boiler providing domestic hot water and central heating, electric cooker point, space for fridge/freezer, textured and coved ceiling, window to the rear and side door leading to the garden.

## Bedroom 1

4.57 x 3.05 (14'11" x 10'0")

With radiator and window to the side of the property.

## Bedroom 2

3.68 x 3.05 (12'0" x 10'0")

With radiator and window to the rear of the property.

## Bedroom 3

3.64 x 3.69 (11'11" x 12'1")

With radiator, textured ceiling and bay window to the front.

## Reception Room 2/Bedroom 4

3.64 x 3.04 (11'11" x 9'11")

With fireplace, textured ceiling and bay window to the front.

## Bathroom

2.23 x 1.31 (7'3" x 4'3")

With low level flush WC, pedestal wash hand basin, bath, laminate floor, part tiled walls and hatch to roof space and window to the side of the property.

## External

Front: With large front garden mainly laid to lawn with path leading to front entrance door and side pedestrian access from both sides of the property leading to....

Rear: Shared, side lane access leading to single Garage and sheltered parking area, archway to basement with electricity connected and separate low flush WC and wash hand basin. Rear garden area with fine views over open countryside.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

- Band C

## TENURE

Leasehold

## NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

## VIEWINGS

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

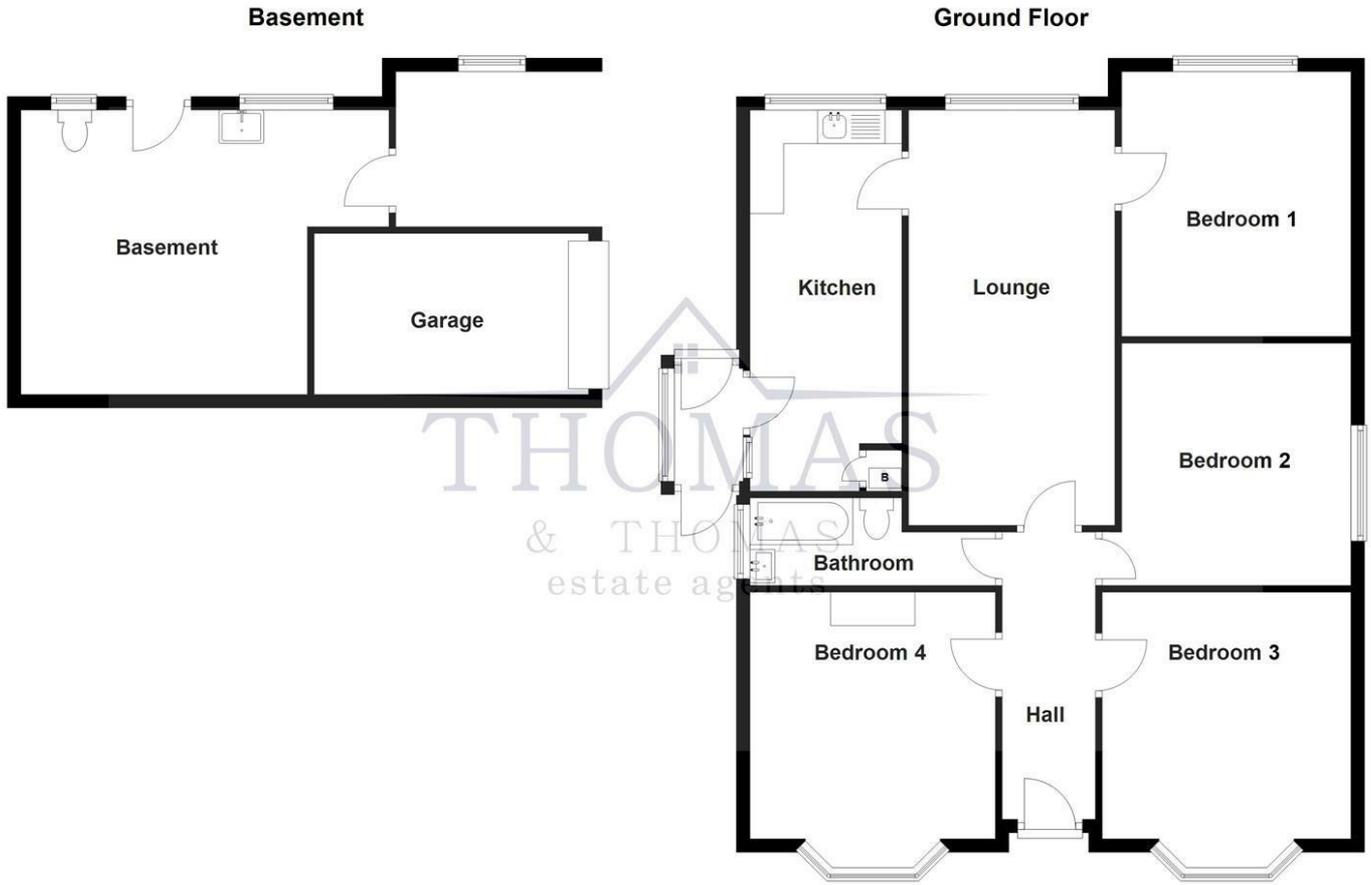
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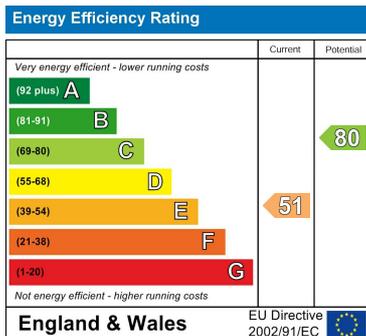
THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB



Council Tax Band

**C**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

