





House (EPC Rating:) Freehold

UPLANDS, CWMGORS, AMMANFORD, SA18 1RL

Offers In The Region Of

£165,000

THOMAS & THOMAS estate agents

3 2 1

3 Bedroom House located in Ammanford

Thomas & Thomas have the pleasure in offering For Sale this Semi Detached House located within the small village of Cwmgors offering local amenities, with further shopping, leisure and transport links located approximately 5 miles away in Pontardawe and Ammanford Town Centre. The accommodation comprises, entrance hall, lounge, kitchen - Dining room, bathroom on the ground floor with 3 bedrooms and shower room located on the first floor. Externally there is a driveway at the front with fine far reaching views and enclosed rear garden laid mainly to lawn. The property benefits from Gas Central Heating and uPVC Double Glazing. NO ONWARD CHAIN

Council Tax Band - B. Freehold/Leasehold. EPC - TBC Ideal Opportunity for First Time Buyers or Investors.

Ground Floor
With front entrance door leading into..

Entrance Hall
With radiator and stairs leading to first floor.

Lounge
3.0 x 3.5 (9'10" x 11'5")
With radiator, spot lights and window to the front of the property.

Kitchen- Dining Room
15.24m x 19.81m (reducing to 3.0) (49'11" x 64'11" (reducing to 9'10"))
With modern wall and base units, Leisure 5 ring gas range cooker with extractor over, one and a half sink unit with mixer taps, Part tiled walls, plumbing for automatic washing machine, radiator, Laminate flooring, spot lights, windows to the side and rear of the property and patio doors leading to the rear garden.

Downstairs Bathroom
With heated towel rail, Respatex walls, L shaped panelled bath with shower over, low level flush WC, pedestal wash hand basin and window to the side of the property.

First Floor
With cupboard housing gas boiler providing hot water and central heating.

Bedroom 1
3.4 x 3.2 (11'1" x 10'5")
With radiator and window to the front of the property.

Bedroom 2
4.0 x 3.2 (13'1" x 10'5")
With radiator fitted wardrobes and window to the rear of the property.

Bedroom 3/Box Room
With radiator and window to the front of the property.

Shower Room
2.2 x 2.4 (7'2" x 7'10")
With radiator, spotlights, Respatex walls, Double shower, vanity wash hand basin, low level flush WC and window to the rear of the property.

External
Front: Fine far reaching views, driveway, steps leading up to the property and side pedestrian access to the rear of the property.

Rear: Enclosed rear garden laid mainly to grass, with wooden storage shed.

Services
Mains gas, electricity, water and drainage.

Council-Tax
Band-B

Tenure
TBC

NOTE
All photographs have been taken using a wide angle lens.

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



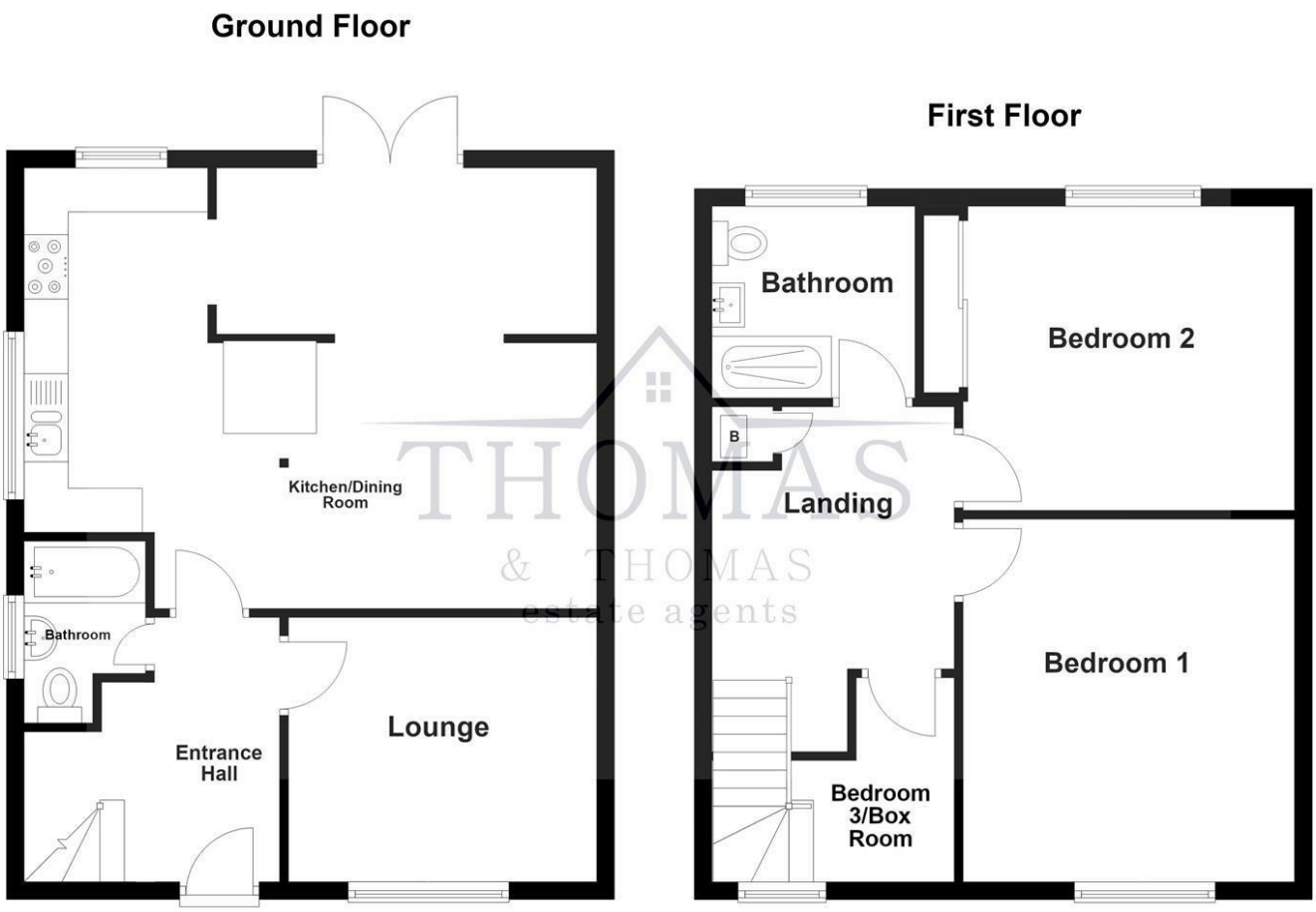
Viewings
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

Social Media
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel approximately 5.5 miles into the village of Cwmgors continue along until you see Hwb Y Gors on your left then turn immediately left and the property can be found on the right hand side identified by our for sale board.





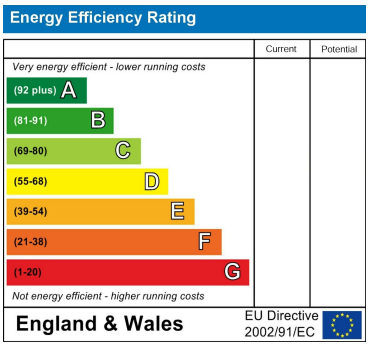


Total area: approx. 101.6 sq. metres (1093.1 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

https://www.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.