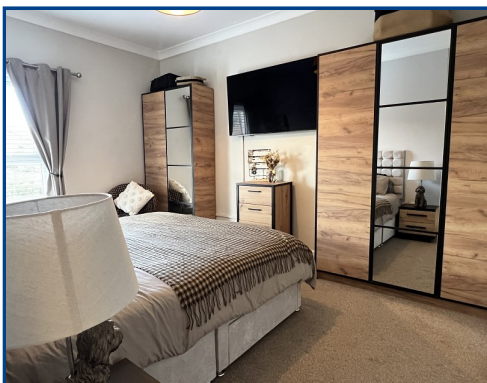


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**202 Heol Y Gors
Cwmgors
Ammanford
Carmarthenshire
SA18 1RN**

Price £219,950



- Three bedroom semi detached property
- Lounge area, dining area
- Kitchen/ sitting room
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway
- Tenure leasehold 879 years remaining £2.50 bi-annually

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

EPC Rating: D64

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

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 12 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.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

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, takeaway restaurants, public house, and approximately 9 miles from junction 45 for Ynysforan 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 entrance hall, hallway, lounge area, dining area, kitchen/sitting room, utility, WC, landing, bathroom and three bedrooms.

The property benefits from, upvc glazing, gas fired central heating and a rear garden.

Composite door to

Entrance Hall

Coved ceiling, part panelled walls, tiled floor.

Hallway

Radiator, coved ceiling, laminate flooring, open under stair storage area, hard wired smoke alarm, stairs to first floor.

Lounge Area (13' 6" x 11' 1") or (4.12m x 3.37m)

Upvc glazed window to front, radiator, coved ceiling, multi fuel burner with brick surround and oak beam, two wall lights.

Dining Area (13' 6" x 11' 1") or (4.12m x 3.37m)

Upvc window to rear, radiator, coved ceiling.

Kitchen/Sitting Room (21' 10" x 11' 3") or (6.65m x 3.43m)

Upvc glazed window to side and rear, radiator, coved ceiling, laminate floor, six down lights, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splash back, oven, electric hob with extractor fan over, TV point.

Utility Room (6' 11" x 6' 2") or (2.10m x 1.89m)

Upvc glazed door to front, upvc glazed window to side, radiator, coved ceiling, tiled floor, hatch to roof space, fitted base unit, plumbing for automatic washing machine.

W.C. (6' 11" x 3' 7") or (2.12m x 1.08m)

Upvc glazed window to rear, radiator, coved ceiling, close coupled WC, wash hand basin.

Landing

Coved ceiling, hard wired smoke alarm, hatch to roof space.

Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Bathroom (13' 1" x 8' 9") or (3.98m x 2.66m)

Upvc glazed window to side, towel radiator, coved ceiling, six down lights, free standing bath, close coupled WC, quadrant shower cubicle, pedestal wash hand basin, extractor fan, built in storage housing shelving and Alpha gas fired boiler controlling domestic hot water and central heating.

Bedroom 2 (11' 7" x 10' 6") or (3.53m x 3.21m)

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

Bedroom 1 (14' 4" x 10' 2") or (4.36m x 3.11m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 3 (10' 11" x 7' 4") or (3.32m x 2.23m)

Upvc glazed window to front, radiator, coved ceiling.

Outside

Front lawned garden.

Driveway to side for ample parking.

Patio seating area to rear with a built in BBQ. Decking to rear. Steps leading to raised rear lawned garden housing a decked seating area, storage shed and views to the surrounding countryside.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Agents Note

The vendor has informed us that the property is leasehold. There are 879 years left on the lease, and a ground rent of £2.50 bi-annually (£5 a year).

For further information, please contact the office.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

C

Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Continue through the villages of Glanamman, Garnant and Gwaun Cae Gurwen. On entering Cwmgors, continue along Heol Y Gors where the property can be found on the left hand side.

