



## 9 Golwg Y Cwm, Cwmgors, Ammanford, SA18 1RS

**Offers in the region of £170,000**

We are delighted to offer for sale this semi detached well presented bungalow set in the village of Cwmgors approximately 6 miles from Ammanford town centre and within easy travelling distance of Pontardawe and Swansea with open aspect of mountain views to front. Accommodation comprises lounge, kitchen, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, side drive and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

## Porch

with uPVC double glazed window and uPVC double glazed entrance door to

## Lounge

13'9" inc to 16'7" max x 13'3" (4.21 inc to 5.06 max x 4.04)



with radiator, textured and coved ceiling and uPVC double glazed bay window to front.

## Kitchen

8'3" x 10'4" (2.54 x 3.16)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, glass 5 ring gas hob with glass splashback with extractor over and oven under, plumbing for automatic washing machine, wall mounted gas boiler providing

domestic hot water and central heating, part Respatex walls, radiator, textured and coved ceiling and uPVC double glazed window and door to rear.

## Inner Hall

with textured ceiling.

## Double Bedroom 1

10'10" x 9'11" (3.32 x 3.04)



with radiator, textured ceiling and uPVC double glazed window to front.

## Double Bedroom 2

11'4" x 6'11" (3.47 x 2.12)



with hatch to roof space, radiator, textured ceiling and uPVC double glazed window to side.

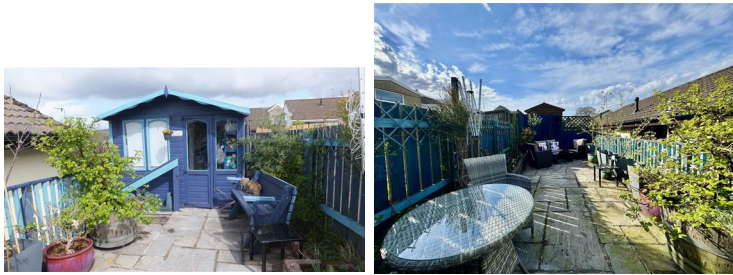
## Wet Room

8'3" x 5'5" (2.53 x 1.67)



with low level flush WC, vanity wash hand basin with cupboards under, mains shower, Respatex walls, extractor fan, heated towel rail and uPVC double glazed window to rear.

## Outside



with gravelled garden to front, off road parking for 2 cars and timber store shed to side leading to paved patio, timber summer house which is insulated and power and light connected and outside light and tap to rear.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Water Meter

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800 mbps  
220 mbps

Mobile coverage: Vodafone: 79% EE: 78%

3: 66% o2: 62%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: None

Restrictions: None

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Band C.

### NOTE

All photographs are taken with a wide angle lens.

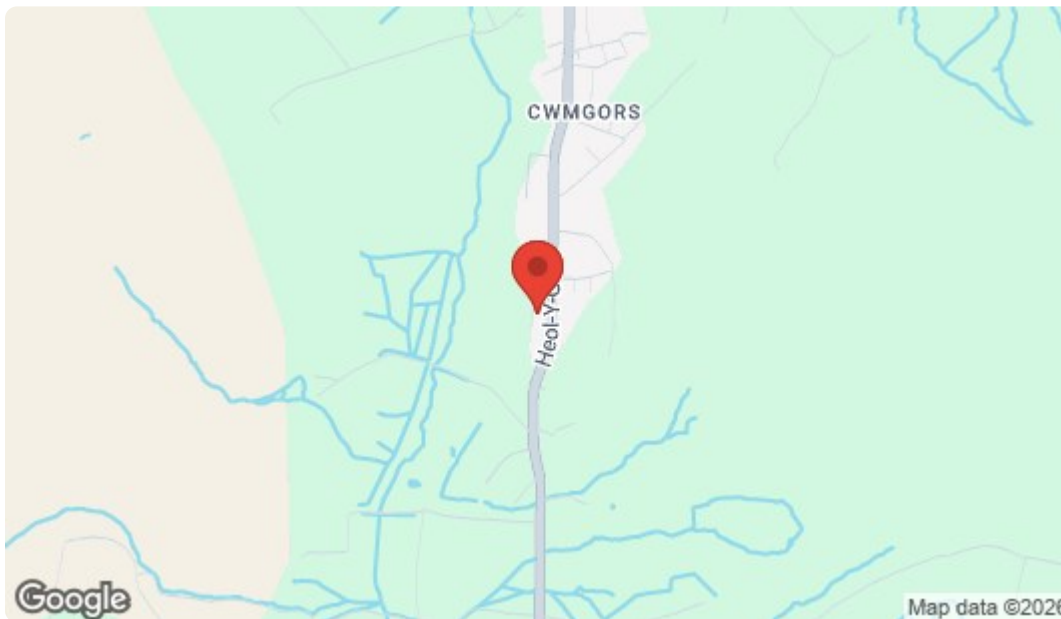
### Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 6 miles to the village of Cwmgors, turn right into Golwg Y Cwm then left and the property can be found on the left hand side.

# GROUND 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		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

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