



Abernant Road, Cwmgors, Ammanford, SA18

Offers In Region Of £185,000



Calow Evans
Estate Agents

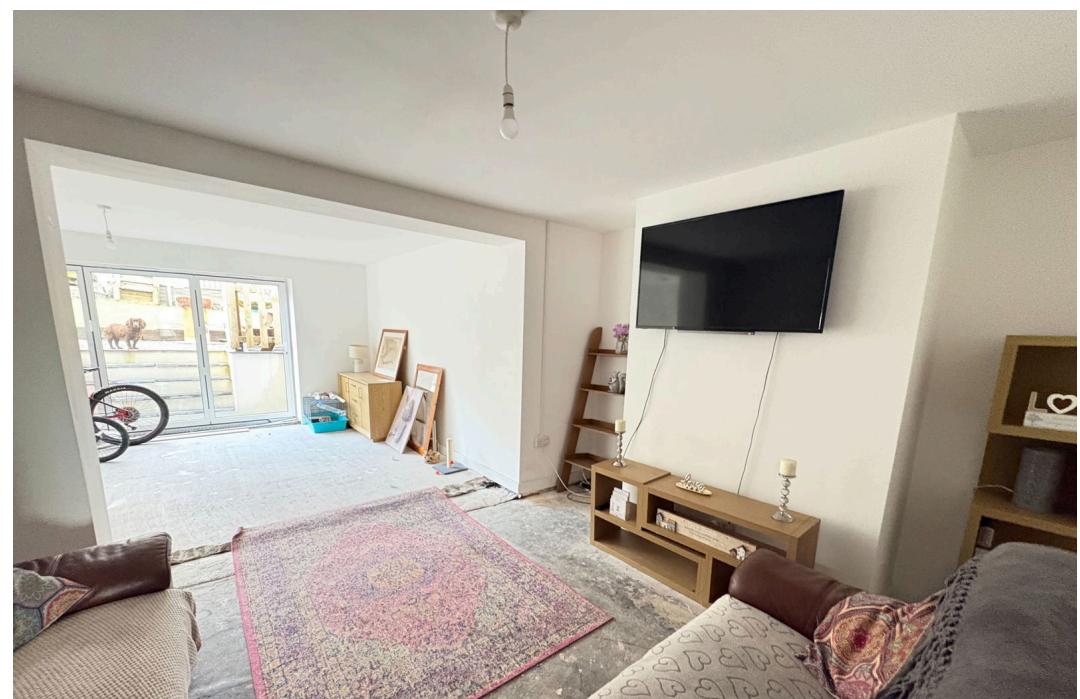
01269 543128

www.calowevans.co.uk

Abernant Road, Cwmgors, Ammanford, SA18

A spacious extended ex-local authority home offering generous room sizes, practical layout and excellent value for money. The property benefits from a substantial rear extension, creating an enlarged additional living space ideal for modern family living. The property offers three bedroom accommodation with a first floor bathroom and on the ground floor a former cloakroom currently used as storage with plumbing for a ground floor WC. Externally there is ample off road parking (subject to planning permission and a drop down curb), side driveway, garage and carport to the rear.

The village of Cwmgors offers basic amenities with the main shopping and leisure facilities located at Ammanford town centre of Pontardawe. Access to the M4 motorway would be via junction 49 at Pont Abraham or junction 45 at Ynysforgan.





Open Front Porch:

Door to front .

Kitchen:

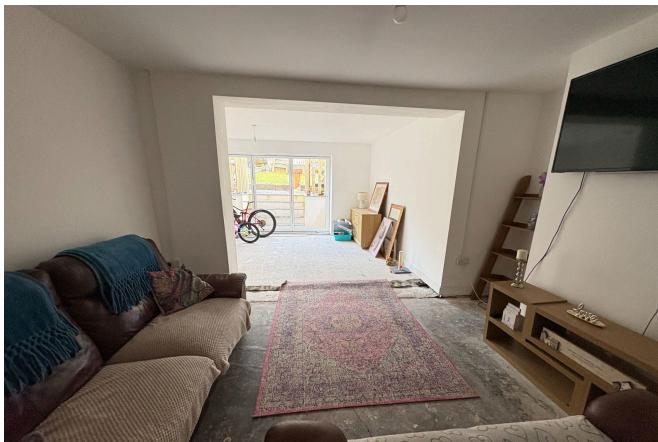
6.07m x 2.24m (19'11"/15'11 x 7'4")

Double glazed window to side, fitted with a range of wall and base units, single bowl sink unit and draining board, plumbing for washing machine, cooker space, breakfast bar, part tiled walls, natural stone flooring, single panel radiator.

Lounge/Family Room:

7.37m x 5.13m (24'2"/12'7 x 16'10")

Open-plan, double glazed bi-folding doors to rear, double glazed door to side, double panel radiator.





Dining Room:

4.32m x 3.56m (14'2" to alcove & stairs x 11'8")

Double glazed window to front, stairs to first floor, understairs storage cupboard, double panel radiator.

Potential Cloakroom:

Double glazed window to front, currently used as storage, plumbed for WC.

First Floor Landing:**Bedroom One:**

3.73m x 3.02m (12'3" x 9'11")

Two double glazed windows to front, built in cupboard, laminate flooring, double panel radiator.

Bedroom Two:

3.96m x 2.82m (13'0" x 9'3")

Double glazed window to rear, wall mounted gas boiler providing domestic hot water and central heating, double panel radiator.

Bedroom Three:

3m x 2.41m (9'10" x 7'11")

Double glazed window to rear, laminate flooring, double panel radiator.

**Dressing Room/Study:**

3m x 1.27m (9'10" x 4'2")

Double glazed window to rear, stud partitioned wall to create a study/ dressing room, laminate flooring.

Bathroom:

4.01m x 1.42m (13'2" x 4'8")

Double glazed obscure windows to front and side, suite comprises corner panelled bath, WC, pedestal wash hand basin, double panel radiator.

Externally:

A gated entrance to ample off road parking (subject to planning for a dropped down curb), side driveway leading to a single garage with electricity connected, carport, garden laid to lawn and patio area with views.





Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

B.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Proceed out of town and when reaching the junction in Pontamman turn left. Continue through the villages of Glanamman, Garnant and Heol Cae Gurwen. Proceed onto Cwmgors taking the left turning onto Abernant Road . Follow the road around the bend whereby the property will be located on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128