

**247 Heol Y Gors
Cwmgors
Ammanford
Carmarthenshire.
SA18 1RN**

Price £169,950



- Two bedroom semi detached bungalow
- Kitchen/ dining room
- Living room
- Shower room
- Upvc glazing
- Gas fired central heating
- Garden overlooking surrounding countryside
- Driveway for ample parking

General Description

We have the pleasure in offering for sale this two bedroom semi detached bungalow located in the village of Cwmgors close to local amenities including, shop, takeaway restaurants, public house, and approximately 9 miles from junction 45 for Ynysforgan.



EPC Rating: C71

Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this two bedroom semi detached bungalow 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 hallway, kitchen/dining room, living room, shower room and two bedrooms.

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

Upvc glazed door to

Hallway

Radiator, textured ceiling, laminate flooring, battery smoke alarm, hatch to roof space.

Kitchen (10' 0" x 8' 9") or (3.04m x 2.67m)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, gas oven & hob with extractor fan over, extractor fan.

Living Room (15' 0" x 11' 0") or (4.56m x 3.36m)

Upvc glazed sliding doors to rear, radiator, textured and coved ceiling, telephone point, electric fireplace with brick surround and tiled hearth.

Bedroom 1 (13' 1" Max x 11' 1" Max) or (3.99m Max x 3.38m Max)

Upvc glazed bay window to front, radiator, textured and coved ceiling, fitted wardrobes, storage cupboard.

Bedroom 2 (6' 10" x 5' 7") or (2.09m x 1.70m)

Upvc glazed window to front, radiator, textured ceiling.

Bathroom (6' 10" x 5' 7") or (2.09m x 1.70m)

Upvc glazed window to side, radiator, textured ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, accessible shower cubicle, extractor fan.

Attic

IDEAL gas fired boiler controlling domestic hot water and central heating.

Outside

Lawned area to front.

Driveway to side for ample parking.

Patio seating area to rear, partly covered by overhead awning, leading to gravelled areas and lawned area with views to the surrounding countryside.

Storage shed with electricity.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Agents Note

The sale of this property is subject to a Grant of Probate.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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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 right hand side.



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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.