



151 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR

Offers in the region of £239,950

A deceptively spacious dormer detached bungalow set in the village of Cwmgors within 6 miles of Ammanford and 7 miles of Swansea. Accommodation comprises entrance hall, lounge, sitting room/dining room, 4 bedrooms, bathroom, separate WC, kitchen and utility room. The property benefits from gas central heating, uPVC double glazing, off road parking, gym/garage, off road parking and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

10'10" x 4'5" (3.32 x 1.35)
with under stairs cupboard.

Lounge

12'11" into bay x 10'9" (3.94 into bay x 3.3)



with timber surround fireplace, radiator, coved ceiling and uPVC double glazed bay window to front.

Sitting Room/Dining Room

22'11" into bay x 10'8" (7 into bay x 3.27)



with stairs to first floor, multi fuel fire, radiator, part laminate floor and uPVC double glazed bay window to front and 2 windows to side.

Kitchen

10'4" x 15'0" (3.17 x 4.58)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, gas cooker point with extractor over, plumbing for dishwasher, integrated wine cooler, part tiled walls, laminate floor, radiator, textured ceiling and beamed and uPVC double door and 2 windows to rear.

Utility

11'5" x 5'2" (3.49 x 1.59)

with range of fitted wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, radiator and uPVC double glazed door to front and rear, uPVC double glazed window to rear and wood window to side.

Downstairs Bathroom

10'11" x 7'3" (3.33 x 2.21)



With low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, laminate floor, coved ceiling, extractor fan, radiator and uPVC double glazed window to rear.

Separate WC

7'3" x 2'11" (2.21 x 0.9)



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

Bedroom 1

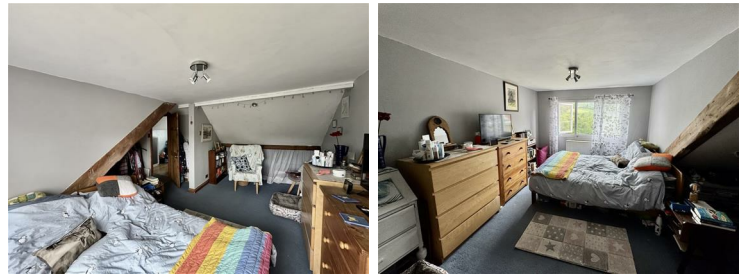
16'1" x 12'8" (4.92 x 3.88)



With radiator and uPVC double glazed window to rear.

Bedroom 2

13'3" x 14'11" (4.06 x 4.56)



With radiator and uPVC double glazed window to side and rear.

Bedroom 3

9'3" x 9'10" (2.83 x 3)



With laminate floor, radiator and uPVC double glazed window to front.

Bedroom 4

14'1" x 7'3" (4.3 x 2.23)



with radiator and roof window.

Basement 1

10'7" x 15'2" (3.24 x 4.63)

with wall mounted Baxi boiler providing domestic hot water and central heating. Power connected.

Outside



with lawned garden to front, side drive leading to garage (5.33 x 2.78) currently being used as a gym. Rear garden with large lawned area, decking area with storage underneath.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

Restrictions: None

Council Tax

Band C

NOTE

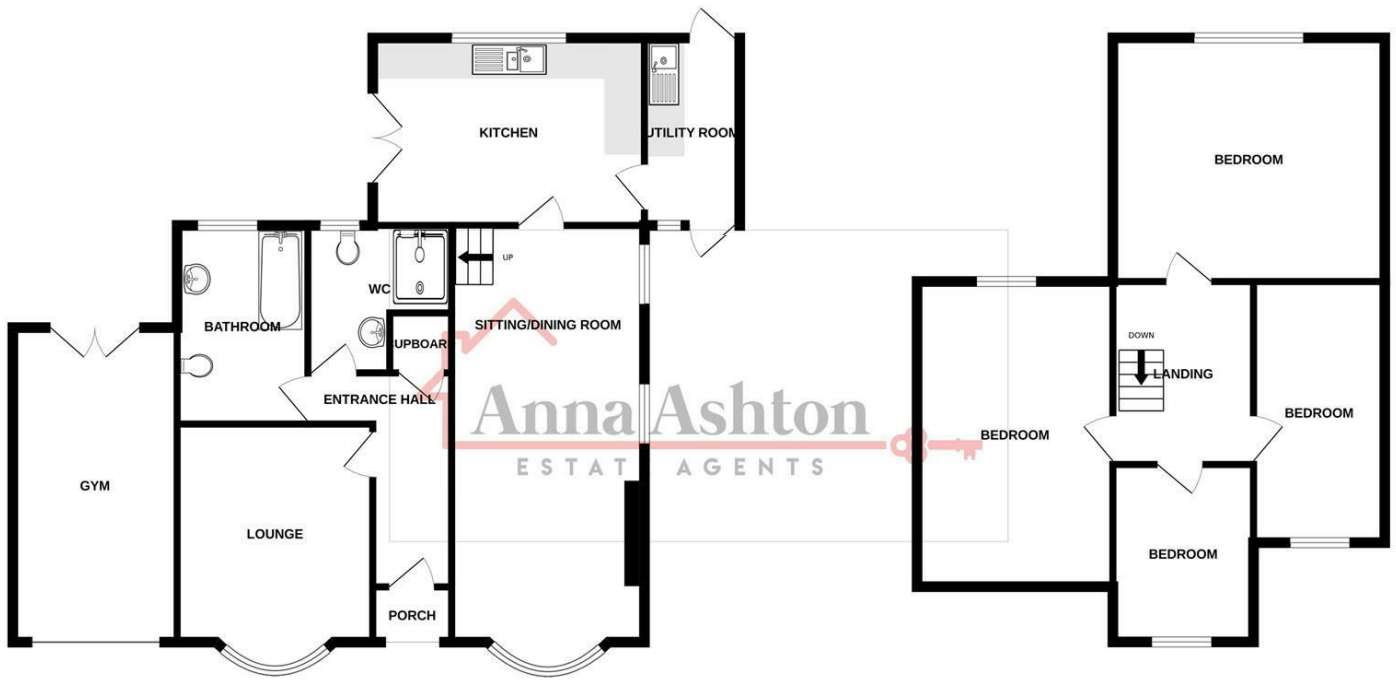
All internal photographs are taken with a wide angle lens.

Directions

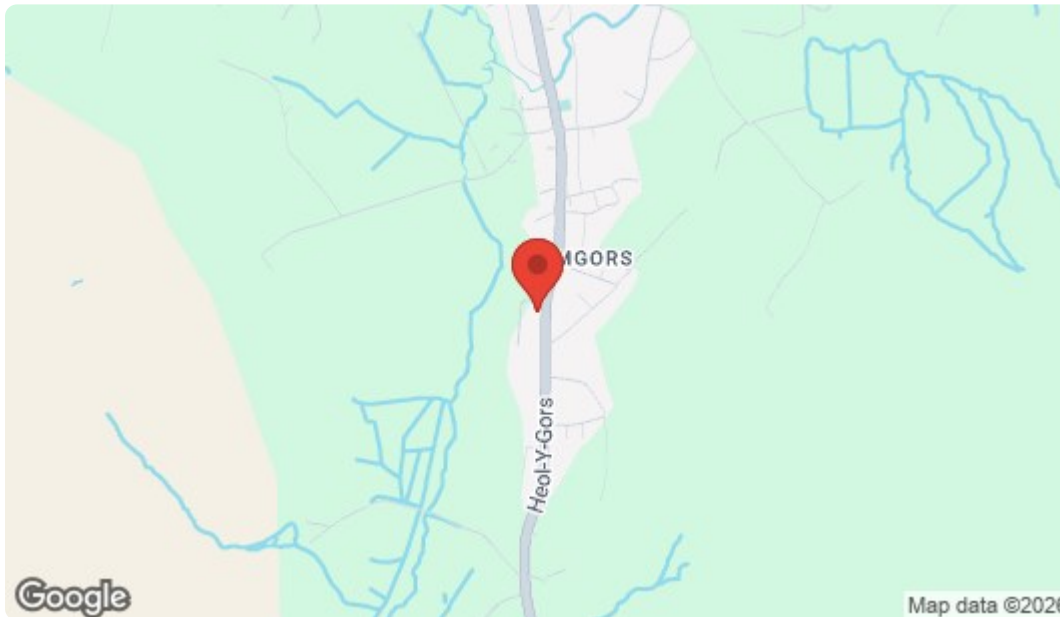
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5.5 miles to the village of Cwmgors and the property can be found on the right hand side identified by our For Sale board.

GROUND FLOOR

1ST 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:

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