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

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Professional Services

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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

3 Heol Y Gors
Cwmgors
Ammanford
Carmarthenshire.
SA18 1PE

Price **£234,950**

- Three bedroom detached family home
- Lounge, front room, dining room
- Kitchen, bathroom, attic room
- Gas fired central heating
- Upvc glazing
- Rear and side gardens
- Driveway for ample parking for several vehicles
- Garden Room

General Description

EPC Rating: E52

We have the pleasure in offering for sale this three bedroom detached family home in the village of Cwmgors close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school. The property is approximately 5 miles from Ammanford town centre and further amenities.

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Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached family home in the village of Cwmgors close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school. The property is approximately 5 miles from Ammanford town centre and further amenities including, shops, public houses, restaurants, places of worship, secondary school, leisure centre, bus station, railway station and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises entrance hall, lounge, front room,dining room, kitchen, landing, bathroom, three bedrooms and an attic room.

The property benefits from Upvc glazing, gas fired central heating, good size rear and side gardens, ample parking for several vehicles and a garden room

Composite door to

Entrance Hall (10' 9" x 7' 5") or (3.27m x 2.25m)

Upvc glazed window to side, radiator, wood panelled ceiling, fitted storage units.

Lounge (14' 7" Max x 12' 2") or (4.45m Max x 3.71m)

Upvc glazed window to side, radiator, coved ceiling, laminate flooring, electric fire, under stairs storage, stairs to first floor.

W.C.

Close coupled Wc, wash hand basin.

Front Room (15' 7" x 11' 9" Max) or (4.76m x 3.59m Max)

Upvc glazed bay window to front, upvc glazed window to front, two radiators, laminate flooring, electric fire.

Dining Room (12' 6" x 7' 1") or (3.82m x 2.17m)

Upvc glazed patio doors to side, radiator, tiled floor, fitted base unit.

Kitchen (12' 9" x 6' 2") or (3.89m x 1.87m)

Upvc glazed window to side and rear, tiled floor, fitted base and wall units, work surface, stainless steel sink unit with mixer tap, tiled splash back, cooker, electric hob with extractor fan above, integrated fridge freezer, integrated dishwasher, plumbing for automatic washing machine.

Landing

Upvc glazed window to side, fitted storage cupboard housing Baxi gas fired boiler controlling domestic hot water and central heating.

Bedroom 2 (13' 1" x 7' 8") or (4.0m x 2.34m)

Upvc glazed window to rear, radiator, textured and coved ceiling, hatch to roof space.

Bedroom 3 (10' 2" x 8' 0") or (3.09m x 2.43m)

Upvc glazed window to side, radiator, textured and coved ceiling.

Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Bedroom 1 (14' 3" x 9' 0") or (4.34m x 2.75m)

Upvc glazed bay window to front, radiator, coved ceiling.

Bathroom (9' 4" Max x 6' 6") or (2.85m Max x 1.99m)

Upvc glazed window to front, towel radiator, part tiled walls, bath with shower over, close coupled Wc, wash hand basin.

Attic Room

2 skylight windows, radiator, down light, electric points.

Outside

The front of the property features a gravelled area. To the side, a covered patio opens onto a gravelled garden, leading to a slightly raised rear garden with a composite decking area, lawn, and a patio pathway surrounding the garden.
A separate section of the garden enjoys a raised shrub area and a gravelled footpath running alongside the riverside.

To the side of the property, there is ample parking for several vehicles, along with a garden room.

Garden room (15' 5" Max x 7' 5") or (4.69m Max x 2.25m)

Upvc glazed windows and patio doors, electricity, fully insolated, separate Wc with a wash hand basin.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.
There is mobile phone coverage in the area.

Agents Note

According to Natural Resource Wales, there is a risk greater than 3.3% chance each year of flooding from rivers. However there is no flooding history at the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the villages of Glanamman, Garnant and over the railway crossing into Gwaun Cae Gurwen. Continue along Heol Cae Gurwen into Cwmgors. Upon entering Heol y Gors the property can be found on the right hand side.