



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**102 Heol Y Gors
Cwmgors
Ammanford
Carmarthenshire
SA18 1RR**

Price £139,950



- Three bedroom semi detached property
- Lounge/ dining room
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Newly renovated
- No onward chain

General Description

We have the pleasure in offering for sale this recently renovated three bedroom semi detached property located in the village of Cwmgors close to local amenities including, shop, takeaway restaurants, public house.

EPC Rating: E54

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

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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.

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Tel: **01269 591 884**

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Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this recently renovated three bedroom semi detached property 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 and approximately 7 miles from Ammanford town centre and further amenities including including 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 porch, hallway, lounge/ dining room, kitchen, bathroom, landing and three bedrooms.

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

Upvc glazed door to

Porch

Upvc glazed windows surround, Upvc glazed roof, laminate flooring.

Hallway

Radiator, textured ceiling, laminate flooring, stairs to first floor, hard wired smoke alarm.

Lounge/ dining room (19' 3" x 11' 5") or (5.87m x 3.49m)

Upvc glazed windows to front and rear, two radiators, laminate flooring, under stair storage, alcove storage, feature fireplace.

Kitchen (11' 11" Max x 8' 1") or (3.62m Max x 2.46m)

Upvc glazed door to side, Upvc glazed window to side, radiator, six down lights, laminate flooring, fitted wall and base units, work surface, tiled back splash, sink unit with mixer tap, oven point, gas gone with extractor fan over, integrated microwave, slimline dishwasher, Ideal gas fired boiler controlling domestic hot water and central heating.

Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

Bathroom (8' 6" Max x 8' 0" Max) or (2.59m Max x 2.44m Max)

Upvc glazed window to rear, towel radiator, part tiled walls, WC, wash hand basin in unit, bath with shower over, extractor fan, storage cupboard housing shaver point and plumbing for automatic washing machine.

Landing

Upvc glazed window to rear, coved ceiling, hatch to roof space, hard wired smoke alarm.

Bedroom 2

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 1 (11' 5" x 7' 8") or (3.49m x 2.34m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 3 (8' 2" x 7' 2") or (2.49m x 2.19m)

Upvc glazed window to rear, radiator, coved ceiling.

Outside

Steps and gravelled area to front.

Gravelled area to side with steps that lead to lawned area.

Broadband and Mobile phone

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

Agents Note

The property has been bought and remarketed within the last six months.

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, Gwaun Cae Gurwen and on entering Cwmgors into Heol Y Gors the property can be found on the left hand side.

