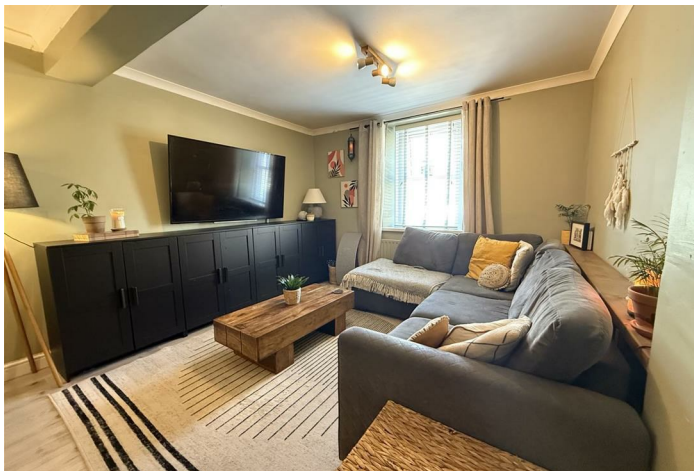




House - End Terrace (EPC Rating: D) Freehold

HEOL Y GORS, CWMGORS, AMMANFORD, SA18 1PY

Offers In The Region Of

£189,950

3 Bedroom House - End Terrace located in Ammanford

Thomas & Thomas are delighted to offer For Sale this End Terrace Cottage Style Property located within the small village of Cwmgors offering local amenities with further shopping, leisure and transport links located approximately 5 miles away in Pontardawe/Ammanford Town Centre. The accommodation comprises Entrance Hall, Lounge with Dining Area, Kitchen, Bathroom on the ground floor with 3 Bedrooms and Shower Room on the first floor, along with a converted attic space made into a fourth Bedroom. Externally there is a driveway to the side of the property and a tiered garden mainly laid to lawn offering fine views of the countryside. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - D61

Ground Floor

With front entrance door leading into...

Vestibule

With tiled floor and door leading to...

Entrance Hallway

With radiator and stairs to first floor.

Lounge with Dining Area

7 x 3.8 (22'11" x 12'5")

With radiator, laminate floor, coved ceiling and window to the front of the property.

Rear Hallway

With under stairs cupboard.

Kitchen

3.6 x 5 (11'9" x 16'4")

With a range of base and wall units, one and a half bowl stainless steel sink unit with mixer taps, 4 ring gas hob with extractor above and an electric oven below, integrated plumbing for dish washer and washing machine, space for tumble dryer and an American style fridge/freezer, central peninsula, radiator, vaulted ceiling with three Velux windows, part tiled walls, tiled floor, window to the rear and door leading to the garden.

Downstairs Bathroom

2.3 x 2 (7'6" x 6'6")

With low level flush WC, pedestal wash hand basin, bath, extractor fan, heated towel rail, fully tiled walls, tiled floor and obscure glass window to the rear.

First Floor

Landing

Bedroom 1

3.2 x 3 (10'5" x 9'10")

With radiator and window to the rear.

Bedroom 2

2.6 x 2.5 (8'6" x 8'2")

With radiator and window to the front.

Bedroom 3

2.6 x 2.2 (8'6" x 7'2")

With radiator and window to the front.

Shower Room

3.2 x 1.8 (10'5" x 5'10")

With low level flush WC, vanity wash hand basin, walk in shower enclosure with mains shower, extractor fan, heated towel rail, fully tiled walls, tiled floor, airing cupboard housing wall mounted gas boiler providing domestic hot water and central heating and obscure glass window to the side.

Attic Space

5 x 3 (16'4" x 9'10")

Converted attic space into bedroom with radiator and Velux window to the rear.

External

Front: Gated forecourt with a driveway to the side of the property.

Rear: Tiered rear garden mainly laid to lawn with summer house, garage (5.8 x 5.6m (19'0" x 18'4")) with electricity and plumbing connected, outbuilding for storage and side access from driveway.

Services

Mains gas, water, electric and drainage.

Council Tax

- Band B.

Tenure

Freehold.



NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

Viewings

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

Social Media

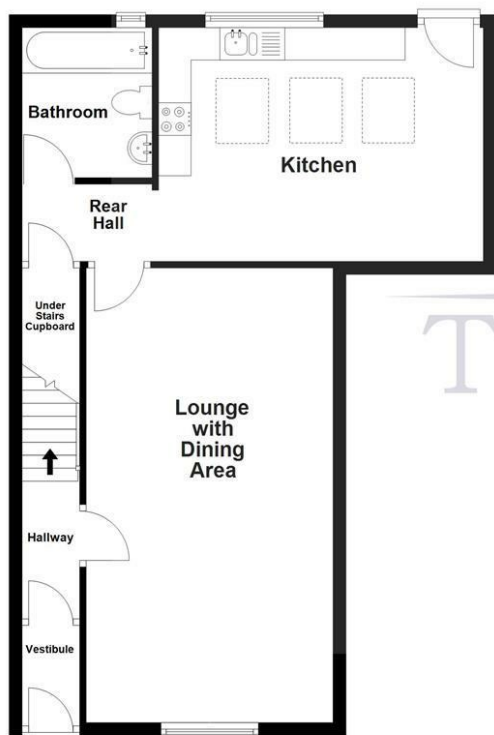
Follow us on Facebook: Thomas & Thomas Estate Agents
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Directions

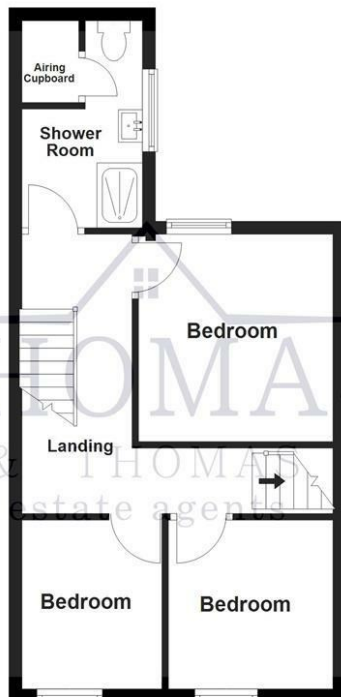
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel approximately 5.5 miles into the village of Cwmgors and the property can be found on the left hand side identified by our For Sale board.



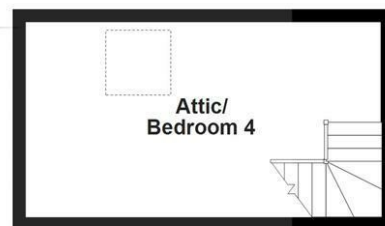
Ground Floor



First Floor



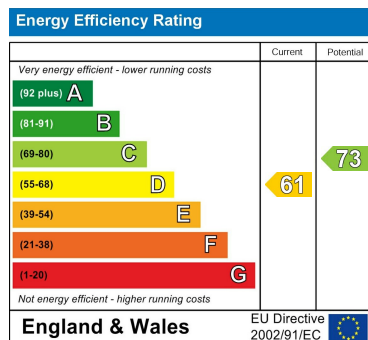
Second Floor



Council Tax Band

B

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.