



House - Semi-Detached (EPC Rating: D) Freehold

HEOL Y GORS, CWMGORS, AMMANFORD, SA18 1PT

Offers In The Region Of

£139,950

2 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas have pleasure in offering for sale this 2 Bedroom Semi Detached House, 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 Hallway, 2 Reception Rooms, Kitchen, Utility Room to the ground floor with 2 Bedrooms and Bathroom on the First floor. Externally, there is parking to the front and the rear of the property with an enclosed easy to maintain large garden and storage shed. The property benefits from Gas Central Heating & uPVC Double Glazing.

Freehold. Council Tax Band - B. EPC-D58. Ideal first time buyer property.

Ground Floor

With front entrance leading into....

Entrance hall

With radiator, laminate flooring, stairs leading to first floor.

Reception Room 1

3.4 x 3.2 (11'1" x 10'5")

With radiator, laminate flooring, Brick surround fireplace with gas fire, under stair cupboard, coved ceiling, uPVC window to the rear.

Reception Room2

3.4 x 3.2 (11'1" x 10'5")

With radiator, feature fireplace with wood surround and electric fire, coved ceiling, uPVC window to the front.

Kitchen

3.6 x 2.2 (11'9" x 7'2")

With radiator, base and wall units, part tiled walls, stainless steel single drainer unit, plumbing for automatic washing machine, electric cooker, coved ceiling, uPVC window and door to the side.

Utility Room

3.6 x 1.4 (11'9" x 4'7")

with base units, uPVC windows to the side and uPVC door to the rear.

First Floor

Landing

With radiator, hatch to roof space.

Bedroom 1

4.6 x 3.2 (15'1" x 10'5")

With radiator, uPVC window to the front.

Bedroom 2

2.7 x 2.6 (8'10" x 8'6")

With radiator, fitted wardrobes, uPVC window to the rear.

Bathroom

3.5 x 2.4 (11'5" x 7'10")

With radiator, bath, low level flush WC, pedestal wash hand basin, part tiled walls, airing cupboard housing gas fired central heating boiler, uPVC window to the side.

External

Front: Parking to the front with side pedestrian access.

Rear: Large easy to maintain enclosed rear garden, raised flower beds and wooden store shed.

Services

Mains gas, electricity, water and drainage.

Council Tax

-Band B

TENURE

Freehold

NOTE

All photographs have been taken with 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



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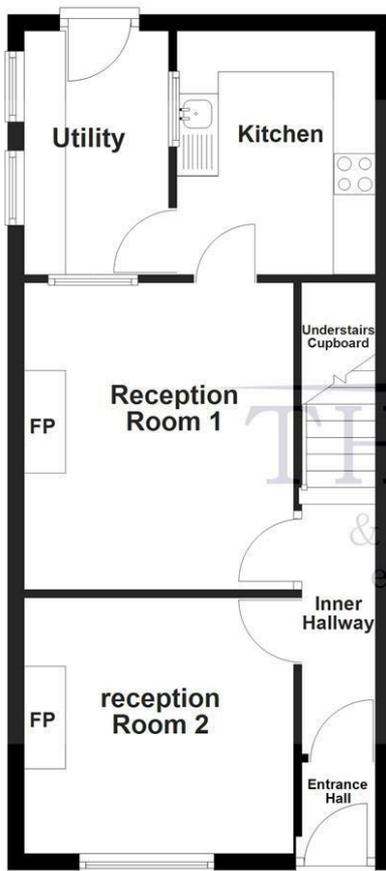
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DIRECTIONS

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 Right hand side identified by our For Sale board



Ground Floor



First Floor

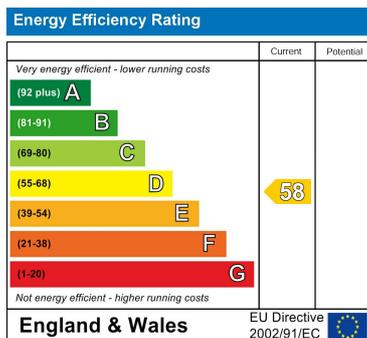


Total area: approx. 81.3 sq. metres (875.5 sq. feet)

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.

