



## 18 Water Street, Gwaun Cae Gurwen, Ammanford, Glamorgan, SA18 1HA

Online Auction BIDDING OPENS FROM MONDAY 6th DECEMBER - MIDDAY CLOSING WEDNESDAY 8th DECEMBER 2021. Please Log in to register [www.auctionhousesouthwales.co.uk](http://www.auctionhousesouthwales.co.uk) \*\*\* VIRTUAL VIEWING AVAILABLE \*\*\*\*

Viewing schedule: The property will be available to view on THURSDAY 18th, THURSDAY 25th & THURSDAY 2nd of DECEMBER 2021 Please contact the agent to arrange access on 01269 596659

Perfect for investment, viewing needed to appreciate the size of accommodation on sale. EPC Rating: E

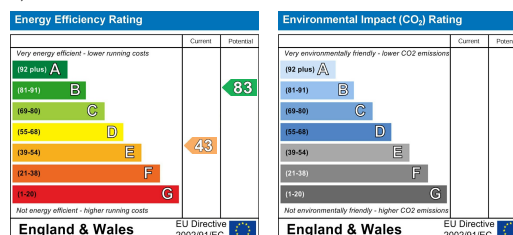
Please ensure you read the legal pack which is available to download online [www.auctionhousesouthwales.co.uk](http://www.auctionhousesouthwales.co.uk)

Administration charges £500+ VAT & Buyer's Premium 1% + VAT both payable on exchange of contracts.

The accommodation comprises of Lounge, Kitchen, bathroom First Floor Three bedrooms and cloakroom Externally: Off-road parking side access to the garden with decking and open views.

Cwmgor is a village in the county of Glamorgan, and administered as part of the unitary authority borough of Neath Port Talbot, Wales.

- Semi-Detached House
- Three Bedrooms
- Lounge/Diner
- Views
- Village Location
- Lease Hold
- Off Road Parking
- Newly Refurbished
- EPC: E



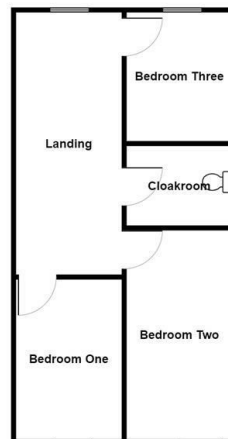
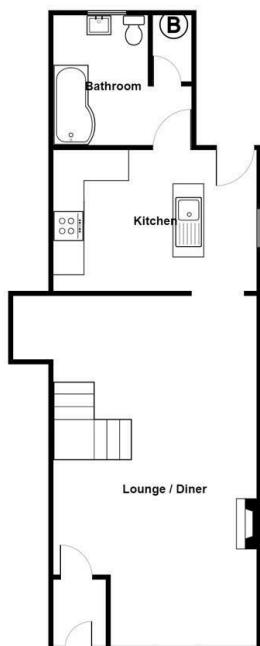
**Offers Over £85,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: [ammanford@westwalesproperties.co.uk](mailto:ammanford@westwalesproperties.co.uk) TELEPHONE: 01269 596659

**The Agent that goes the Extra Mile**



#### PORCH

4'5" x 3'4" (1.35 x 1.04)

#### LOUNGE/DINER

22'9" x 14'4" x 16'4" (6.94 x 4.37 x 4.99)

#### KITCHEN

13'9" x 9'1" x 6'5" (4.20 x 2.79 x 1.97)

#### BATHROOM

8'8" x 5'8" (2.65 x 1.74)

#### FIRST FLOOR

#### LANDING

12'5" x 5'6" (3.79 x 1.70)

#### BEDROOM ONE

10'4" x 6'9" (3.16 x 2.08)

#### BEDROOM TWO

13'8" x 6'11" (4.19 x 2.13)

#### BEDROOM THREE

8'4" x 5'4" (2.55 x 1.64)

#### CLOAKROOM

5'9" x 3'4" (1.76 x 1.04)

#### GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band ''

#### FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<https://www.facebook.com/westwalesproperties/>

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.