

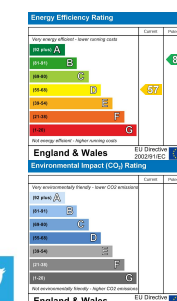


199 Heol Y Gors, Cwmgors, Ammanford, Glamorgan, SA18 1RF

- Semi Detached
- Two Reception Rooms
- Rear Garden
- Outbuildings
- Three Bedrooms
- Village Location
- Country Views
- EPC Rating

Price £109,000

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



View: By appointment with the Agents 01269 596659

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised Leasehold 999 Year lease from 29/09/1912 Ground rent £1.80 PA

Tax: Band

We would respectfully ask you to call our office before you view this property internally or externally

rm/JHL/0421/ok

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

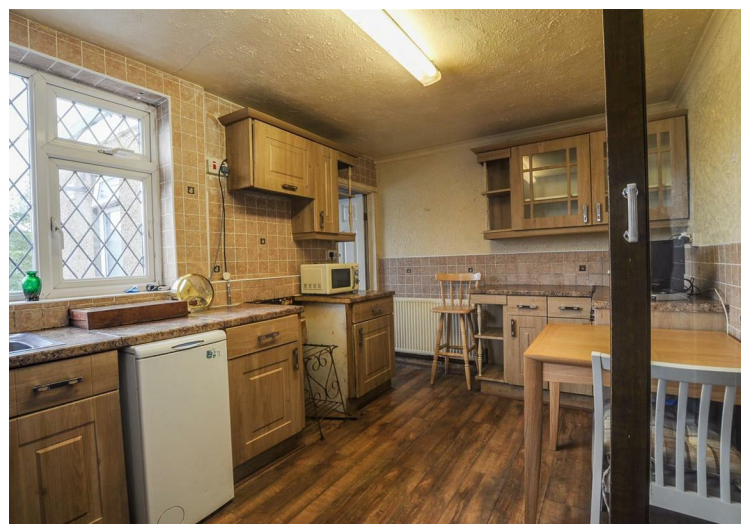
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The Agent that goes the Extra Mile



SEEK & YOU WILL FIND YOUR NEW HOME TO PUT POUR YOUR OWN INDIVIDUALITY INTO !

A TRADITIONAL,SPACIOUS three bedroom semi-detached property located on the main road in the village of Cwmgors, close to local amenities and approximately 7 miles from Ammanford town centre and 5 miles from Pontardawe town centre and further amenities.LOCATION IS A PREMIUM along with the VIEWS & BIG GARDEN !

The accommodation briefly consists of an entrance hall, sitting room, lounge. Pantry, kitchen/breakfast room, bathroom. First floor: landing, three bedrooms. Externally: side access to rear garden mainly laid to lawn with mature hedging to boundaries, block built outbuilding. The property enjoys views of the foothills of the Black Mountains to the rear. The property requires work. EPC Rating:

Cwmgors is a village in Glamorgan and administered as part of the borough of Neath Port Talbot, Wales. It is part of the community of Gwaun-Cae-Curwen. The village of Cwmgors offers facilities such as a community centre used and enjoyed by many different groups of people of various ages. The centre offers a fully enclosed ball court (football, basketball, and netball) and a children's play area. Cwmgors has a range of fun activities in the village; they offer bowls club, pony club, and various walking clubs. There is also a local rugby club. There are many local businesses in the village to suit all needs.

Entrance Hall

Sitting Room

10'5" x 10'0" (3.19 x 3.06)

Lounge

12'9" x 11'3" (3.91 x 3.43)

Pantry

Kitchen

14'3" x 9'1" (4.36 x 2.79)

Bathroom

First Floor

Bedroom

12'7" x 11'6" (3.84 x 3.52)

Bedroom

12'6" x 7'7" (3.83 x 2.32)

Bedroom

9'3" x 8'0" (2.82 x 2.46)



DIRECTIONS

From our Ammanford office Head south-west towards Baptist Ln, Turn left onto Baptist Ln Turn right towards Ffordd William Walker/A474 At the roundabout, take the 1st exit onto Ffordd William Walker/A474 At the roundabout, take the 1st exit onto Heol Breuillet/A474. At the roundabout, take the 2nd exit onto Foundry Rd/A474. After approx six miles the property will be found on the right.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.