

We would respectfully ask you to call our office before you view this property internally or externally
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 1

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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.

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

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

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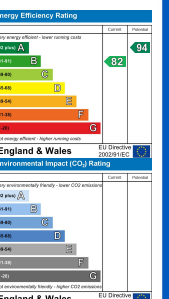


178, Heol y Gors, Cwmgors, Ammanford, Carmarthen, SA18 1RN

- Semi-detached
- Lounge/Diner
- Village location
- Views to the front
- Three-Bedroom
- Cloakroom
- Off-Road Parking
- EPC: B

Price £139,950

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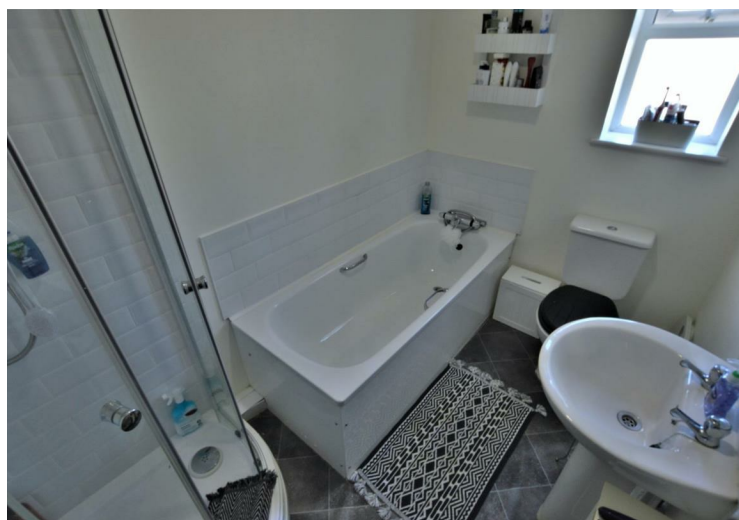
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The Agent that goes the Extra Mile



A WELL-PRESENTED semi-detached property located in a POPULAR VILLAGE, with OFF ROAD PARKING enclosed REAR GARDEN with open views to the front.
 The accommodation comprises of entrance hall, kitchen, lounge/diner, WC First Floor: Three bedrooms family bathroom and landing with storage cupboard.
 Externally there is off-road parking to the front leading to an enclosed rear garden.

Cwmgors is a village in the county of Glamorgan and administered as part of the unitary authority borough of Neath Port Talbot, Wales. It is part of the community of Gwaun-Cae-Gurwen and lies within the ceremonial county of West Glamorgan. The village of Cwmgors offers good basic amenities with the main shopping facilities located at Ammanford town centre or Pontardawe.



Entrance Hallway

Cloakroom
 6'1" x 2'11" (1.87 x 0.90)

Kitchen
 11'11" x 7'7" (3.64 x 2.33)

Lounge/Diner
 16'7" x 15'5" (5.07 x 4.72)

First Floor

Landing

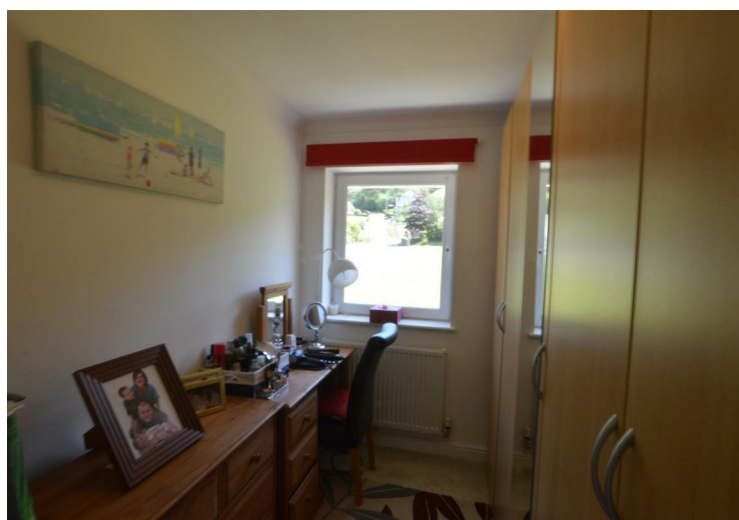
Bedroom 1
 15'5" x 10'5" (4.72 x 3.18)

Bedroom 2
 12'4" x 8'3" (3.76 x 2.53)

Bedroom Three
 11'3" max 9'1" min x 6'8" (3.45 max 2.78 min x 2.05)

Bathroom
 8'3" x 5'5" max 3'2" to bath (2.53 x 1.66 max 0.97 to bath)

GENERAL INFORMATION



DIRECTIONS
 Directions - from Ammanford office Head southeast on Baptist Ln, turn right toward Ffordd William Walker/A474, at the roundabout, take the 1st exit onto Ffordd William Walker/A474, at the roundabout, take the 1st exit onto A474, at the roundabout, take the 2nd exit onto Foundry Rd/A474, Continue to follow A474 for 6.2 miles, the property will be on the left-hand side with one of our for sale signs.

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