

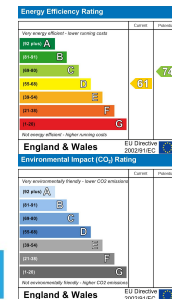


## 138 Heol Y Gors, Cwmgors, Ammanford, Glamorgan, SA18 1RR

- Traditional, End-of-Terrace Property
- Three Bedrooms
- Off-road Parking to Front & Side
- Ideal First Time Buyers Home
- Leasehold (999 years from 1901)
- Upstairs Family Bathroom
- Well Presented Throughout
- Popular Village Location With Good Commuting Links
- EPC RATING D. COUNCIL TAX BAND B

**Price £159,950**

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



39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

*The Agent that goes the Extra Mile*



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 Leasehold - 999 years from September 1901.

SERVICES: Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take-on AJS/SC/0825/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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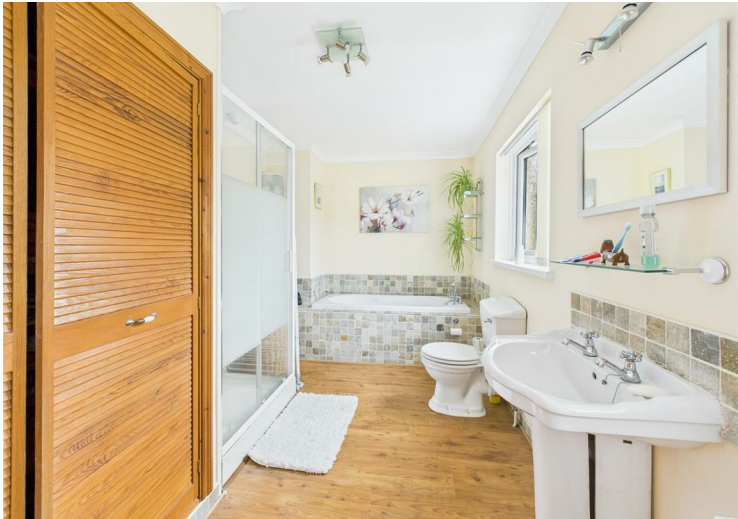




Welcome to this delightful leasehold, three bedroom, end of terrace house, situated in the charming village of Cwmgors, a sought after location for the good connections to the larger towns of Swansea and Ammanford. A spacious lounge/diner and a generous upstairs family bathroom along with a good-size rear garden is the perfect place to call home. Enjoy the tranquillity of village life with the convenience of urban access. Contact us today on 01269 596659 to book a viewing to appreciate size, location and presentation! EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, dining area into lounge area, kitchen/breakfast room, rear porch, landing family bathroom and three bedrooms. Externally, open aspect frontage which offers a parking space for a small vehicle then driveway to the side offering parking spaces for larger vehicles. Secure gated pedestrian access to the side into the rear garden. A rear enclosed garden with courtyard area , steps leading up to a decorative seating area and to the remainder of the garden which is laid to lawn on a gentle up=ward slope, raised decked area and summerhouse. Please read key information with regards neighbours right-of-way.

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. Cwmgors has very good transport links for Swansea and Ammanford making it a very sought after area to live.



**..AGENTS VIEWING NOTES**

**BEDROOM 2**

**HALLWAY**

**BEDROOM 3**

**DINING AREA**

**LOUNGE AREA**

**KITCHEN/BREAKFAST ROOM**

**REAR PORCH**

**LANDING**

**FAMILY BATHROOM**

**BEDROOM 1**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.