



27 Heol Y Gors, Cwmgors, Ammanford, SA18 1PT

Offers in the region of £279,995

A detached house with potential building plot to rear (lapsed planning for two semi detached houses) set in the village of Cwmgors within 6 miles of Ammanford and 7 miles of Swansea. Accommodation comprises entrance hall, lounge, sitting room, kitchen, downstairs bathroom, 3 bedrooms and box room and upstairs bathroom. Property benefits from gas central heating, uPVC double glazing, off road parking and side and rear gardens.

First Floor

Entrance hall

with stairs to first floor, radiator and textured ceiling

Lounge

15'5" x 10'7" (4.70 x 3.25)



with gas fireplace, two radiators, textured and coved ceilings and uPVC double glazed window to front

Sitting Room

10'4" x 9'6" (3.16 x 2.91)



with fireplace, radiator, textured ceiling and uPVC double glazed window to front

Kitchen

10'2" x 17'5" (3.10 x 5.31)



with base and wall units, display cabinets, feature fireplace, one and half bowl sink unit with mixer taps, four ring hob with extractor fan over and oven under, plumbing for automatic washing machine part tiled walls, radiator, textured and coved ceiling, uPVC double double glazed window to side and door to side

Downstairs Shower Room

4'4" x 9'3" (1.34 x 2.83)



with low level flush WC, pedestal wash and basin, shower cubicle, textured ceiling, extractor fan and uPVC double glazed window to side

First Floor

Landing

with hatch to roof space, textured ceiling and airing cupboard

Bedroom 1

15'4" x 9'10" (red to 7'10") (4.68 x 3.01 (red to 2.40))



with radiator, textured ceiling and uPVC double glazed window to front

Bedroom 2

11'0" x 10'11" (3.37 x 3.34)



with radiator, built in cupboard and uPVC double glazed window to side

Bedroom 3

15'4" x 8'7" (4.69 x 2.62)



with two radiators, textured ceiling, built in cupboard and uPVC double glazed window to front and rear

Bedroom 4

6'3" x 7'0" (1.91 x 2.14)



with uPVC double glazed window to front

Bathroom

7'10" x 6'10" (2.39 x 2.10)



with low level flush, pedestal wash hand basin, panelled bath with mixer taps and shower over, shaver point, radiator and uPVC double glazed window to side

Outside WC

with low level flush WC

Outside

with gravelled garden and side parking, flower borders, stone shed and potential building plot to rear (lapsed planning for two semi detaches houses)

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: None

Restrictions: None

Council Tax

Band C

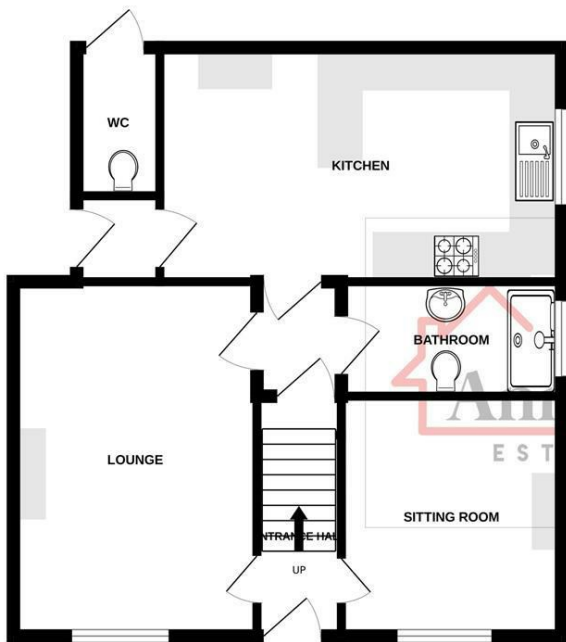
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5.5 miles to the village of Cwmgors and the property can be found on the right hand side identified by our For Sale board.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.