

**176 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF**

**Offers in the region of £225,000**

A detached house set in the village of Cwmgors within 6 miles of Ammanford and 7 miles of Swansea. Accommodation comprises entrance hall, sitting room, lounge, kitchen/diner, downstairs bathroom, reception room with shower room, 3 bedrooms and WC. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, garage, front garden and enclosed rear garden.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, laminate floor, radiator and coved ceiling.

## Sitting Room

9'10" x 12'5" (3.00 x 3.80)



with laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

## Lounge

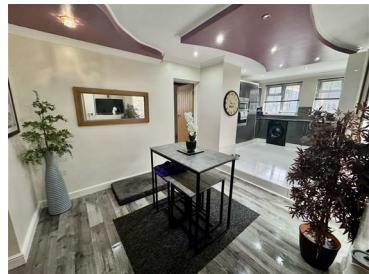
10'10" x 13'9" inc to 17'6" (3.32 x 4.20 inc to 5.35)



with under stairs storage, laminate floor, radiator, coved ceiling and uPVC double glazed window to side.

## Kitchen/Diner

21'11" x 9'11" (6.70 x 3.04)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 5 ring gas hob with extractor over, built in double oven, plumbing for automatic washing machine, part tiled and part laminate floor, upright radiator, downlights, coved ceiling and 2 uPVC double glazed windows to rear and door to side.

## Bathroom

6'9" x 5'8" (2.07 x 1.75)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachment taps, tiled floor, tiled walls, heated towel rail, Respatex ceiling and uPVC double glazed window to side.

## Reception Room

19'7" x 8'6" (5.99 x 2.60)



with laminate floor, radiator, coved ceiling and uPVC double glazed windows to front and side and door to side.

## Shower Room

4'11" x 8'9" (1.50 x 2.68)



with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, heated towel rail, tiled walls, tiled floor, Respatex ceiling, extractor fan and uPVC double glazed window to rear.

## First Floor

### Landing

with hatch to roof space, radiator and coved ceiling.

## Bedroom 1

10'1" x 16'6" (3.09 x 5.04)



with radiator, coved ceiling and 2 uPVC double glazed windows to front.

## Bedroom 2

10'7" x 10'1" (3.23 x 3.08)



with radiator, coved ceiling and uPVC double glazed window to rear.

## Bedroom 3

10'8" x 9'10" (3.27 x 3.02)



with radiator, coved ceiling and uPVC double glazed window to side.

## WC

2'5" x 2'8" (0.75 x 0.82)  
with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor and coved ceiling.

## Outside



with lawned garden to front, gravelled drive to side leading to garage and enclosed rear garden with hard standing area and artificial grass area. gated access to large lawned garden.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

## NOTE

All internal photographs are taken with a wide angle lens.

## AGENTS NOTE

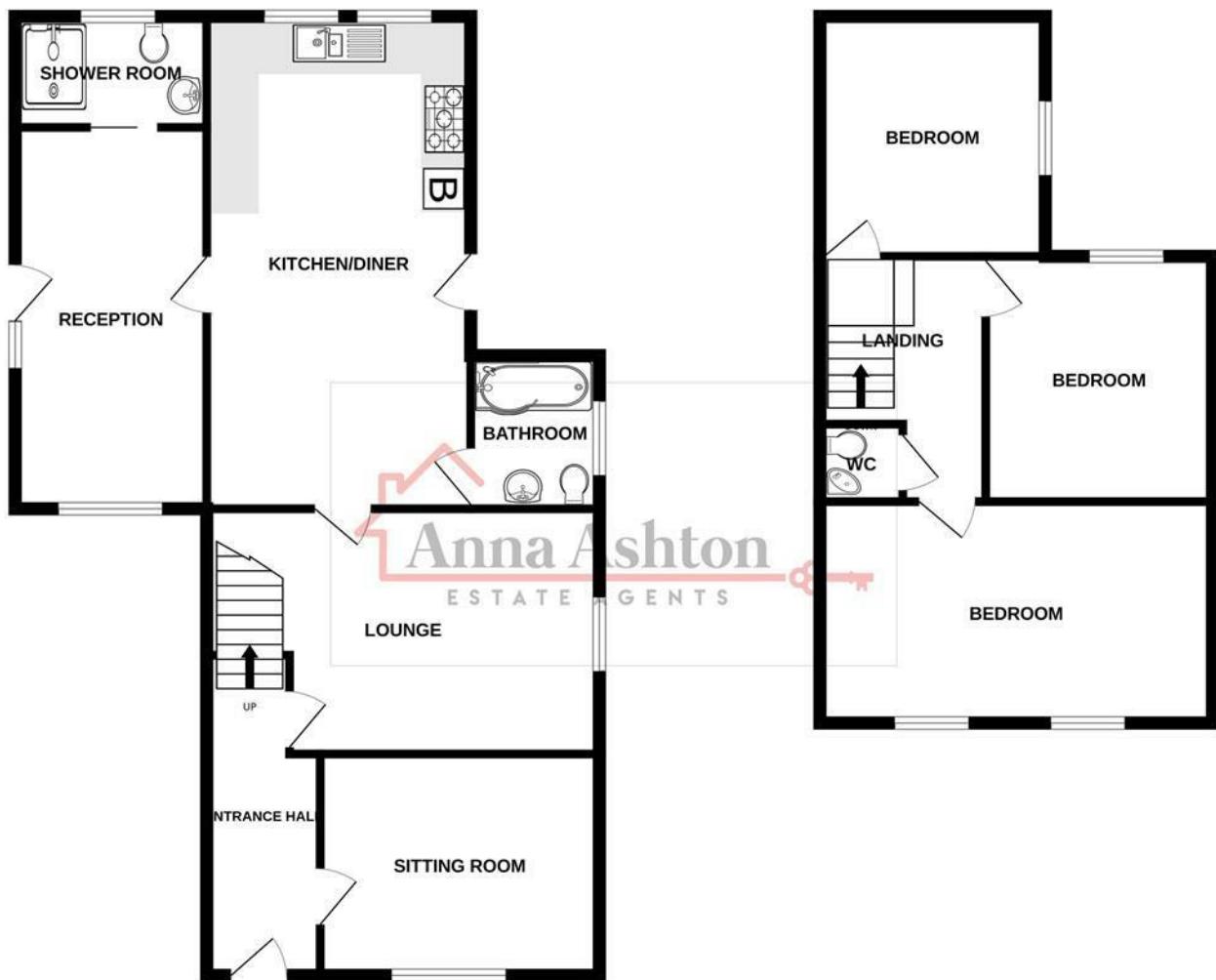
This property is leasehold

## Directions

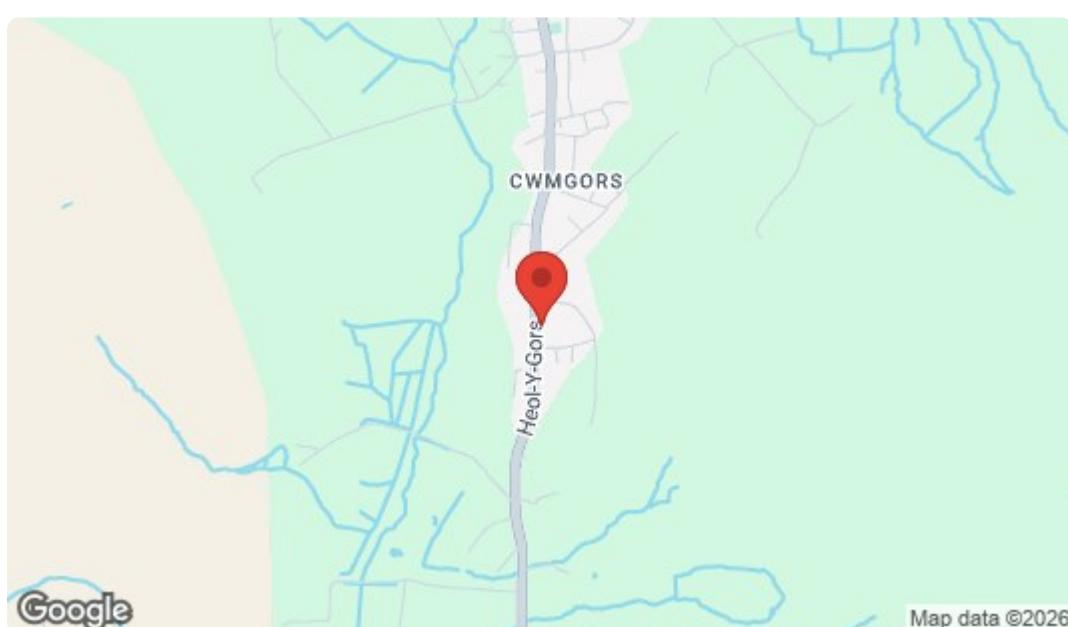
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 6 miles to the village of Cwmgors and the property can be found on the left hand side identified by our For Sale board.

## 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		80
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.