



## 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)

## **Services**

Mains gas, electricity, water and drainage

## **Council Tax**

Band C

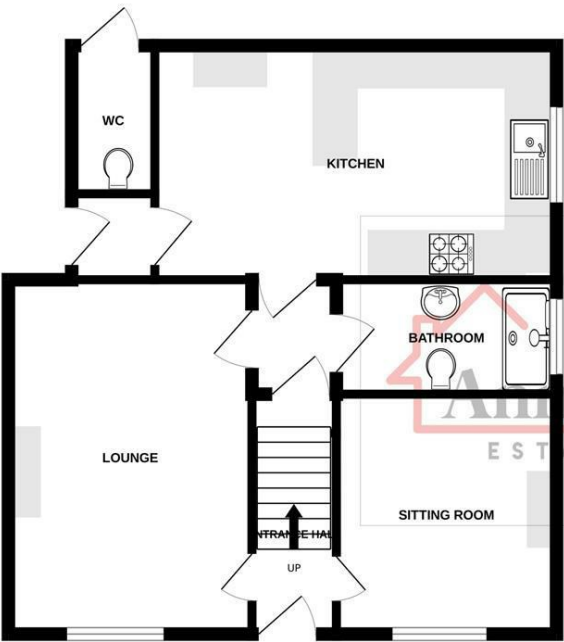
## **NOTE**

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		
(55-68) D		
(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.