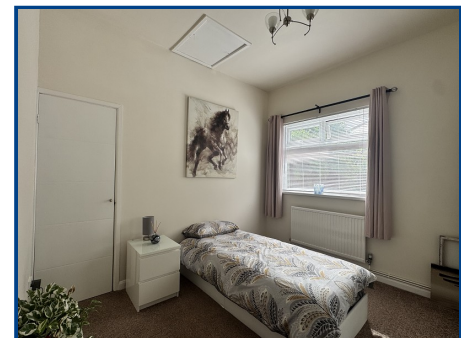


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**2 Heol Y Gors  
Cwmgors  
Ammanford  
Carmarthenshire.  
SA18 1PE**

**Price £230,000**



- Two bedroom detached bungalow
- Lounge, conservatory
- Kitchen
- Shower room
- Upvc glazing
- Gas fired central heating
- Generous rear garden
- Driveway for ample parking
- Recently renovated

### General Description

We have the pleasure in offering for sale this two bedroom detached bungalow in the village of Cwmgors close to local amenities including shops, doctors surgery, pharmacy, public houses, restaurant and primary school.

**EPC Rating: D67**



**Viewing: 01269 591 884 Website: [www.ctf-uk.com](http://www.ctf-uk.com) Email: [ammanford@ctf-uk.com](mailto:ammanford@ctf-uk.com)**

#### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

#### Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

**Tel: 01269 591 884**

**Email: [ammanford@ctf-uk.com](mailto:ammanford@ctf-uk.com)**

**Web: [www.ctf-uk.com](http://www.ctf-uk.com)**

## Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure of offering for sale this beautifully presented and recently renovated two-bedroom detached bungalow, ideally situated within the popular village of Cwmgors. Having been recently updated, the property offers a wonderful opportunity for those seeking a comfortable and ready-to-move-into home, whilst enjoying the convenience of a generous plot and excellent off-road parking.

Cwmgors benefits from a range of local amenities close at hand, including shops, doctors' surgery, pharmacy, public houses, restaurant and primary school. The property is also conveniently positioned approximately 5 miles from Ammanford town centre, where a wider range of amenities can be found, including shops, restaurants, public houses, places of worship, secondary school, leisure centre, bus station and railway station. Junction 49 of the M4 is approximately 7 miles away, providing excellent access to the wider road network.

The well-proportioned accommodation briefly comprises entrance hallway, comfortable lounge, kitchen, conservatory, shower room and two bedrooms.

Externally, the property occupies a generously sized plot, offering ample off-road parking for several vehicles together with a rear garden, providing a pleasant outdoor space to enjoy.

Further benefits include uPVC double glazing and gas-fired central heating. With its recent renovation, detached position, generous plot and convenient location, this property would make an ideal home for a variety of buyers and is certainly worthy of viewing to be fully appreciated

### Upvc glazed door to

#### Hallway

Radiator, textured and coved ceiling, battery smoke alarms, hatch to roof space with ladder.

#### Lounge (21' 9" x 12' 4") or (6.63m x 3.76m)

Upvc glazed windows to front and side, three radiators, part textured walls, multi fuel burner, battery smoke alarm.

#### Bedroom 2 (10' 7" x 10' 7") or (3.23m x 3.23m)

Upvc glazed window to side, radiator, storage cupboard.

#### Bedroom 1 (12' 10" x 9' 4") or (3.91m x 2.85m)

Upvc glazed window to rear, radiator, coved ceiling.

#### Shower Room (8' 9" x 4' 9") or (2.67m x 1.46m)

Upvc glazed window to rear, towel radiator, four down lights, Respatex ceiling, Respatex walls, close coupled WC & wash hand basin in unit, shower cubicle, extractor fan.

#### Kitchen (18' 10" x 6' 10") or (5.75m x 2.08m)

Upvc glazed windows to side, Upvc glazed door to rear, radiator, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap, electric oven, electric induction hob with extractor fan over, plumbing for automatic washing machine, extractor fan, ideal gas boiler controlling domestic hot water and central heating.

#### Conservatory (14' 1" x 8' 10") or (4.29m x 2.70m)

Upvc glazed sliding doors to rear, Upvc glazed windows surround, Upvc glazed roof, radiator, two wall lights.

## Heol Y Gors, Cwmgors, Ammanford, Carmarthenshire.

### Outside

A private gated driveway providing ample off-road parking.

The rear garden features a gravelled seating area and a storage shed.

Footpaths lead to a lawned area housing a further two storage sheds and a pond.

A pergola is set upon a secondary gravelled area, which has gated access to the driveway.

Towards the rear of the garden, there's artificial lawn surrounded by mature trees and shrubs, with footpaths leading to a wooded area and a greenhouse.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

### Agents Note

According to Natural Resources Wales, there is a flood risk greater than 3.3% chance each year of flooding from rivers, although there is no known history of flooding at the property.

Lease term 999 years from 29 September 1913.

887 years remaining.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Leasehold

### Council Tax

C

### Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the villages of Glanamman, Garnant and over the railway crossing into Gwaun Cae Gurwen. Continue along Heol Cae Gurwen into Cwmgors. Upon entering Heol y Gors the property can be found on the left hand side.

