

Moving You



Heol Y Gors, Cwmgors, AMMANFORD,

07717661188

Price £210,000 - £220,000

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Freehold

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# 227 Heol Y Gors, AMMANFORD, SA18 1RN

## 4 Bedroom End Terrace for Sale

**\*\* Guide Price £210,000 - £220,000 \*\***Discover this spacious and immaculately maintained four-bedroom family residence nestled in the tranquil environs of Cwmgors, Ammanford. Situated approximately five miles from Pontardawe and seven miles from Ammanford, this home offers convenient access to local amenities while treating you to serene rear views. Highlighted by a driveway accommodating multiple vehicles, this property boasts a sizable and enclosed rear garden featuring a delightful outdoor seating area and pergola. Inside, you'll find a welcoming lounge, dining room, contemporary fitted kitchen, storage basement, and four bedrooms on the upper level. With its pristine presentation and prime location, experiencing this family abode firsthand is essential to truly appreciate its allure.

### Accommodation

#### Ground Floor

##### Hallway

Radiator, wood-effect laminate flooring, stairs to first floor and door to;

##### Lounge (3.81m x 3.22m)

Window to front, radiator, wood-effect laminate flooring and electric fireplace.

##### Dining Room (3.89m max x 3.91m max)

Window to rear, radiator, wood-effect laminate flooring, fitted storage cupboard downstairs and door to;

##### Kitchen (4.75m max x 3.15m max)

Window to side, radiator, fitted with a range of wall & base units with quartz work preparation surfaces over, breakfast bar & tiled splashbacks, composite sink & drainer with stainless mixer tap with pull-out spout on flexible hose, integrated oven with 5 ring gas hob & cooker hood over, spotlights, integrated dishwasher, space for fridge / freezer and door to;

##### Utility Area

Window to rear, tiled flooring, plumbing for washing machine and door to;

#### W.C

Window to rear, radiator, luxury vinyl tile flooring, WC and wall-mounted washbasin.

#### First Floor

##### Landing

Radiator, fitted carpet, loft access hatch with pulldown ladder and doors to;

##### Bedroom One (3.63m x 3.07m)

Window to rear with glass balustrade, radiator and wood-effect laminate flooring.

##### Bedroom Two (3.47m x 3.12m max into fitted wardrobe)

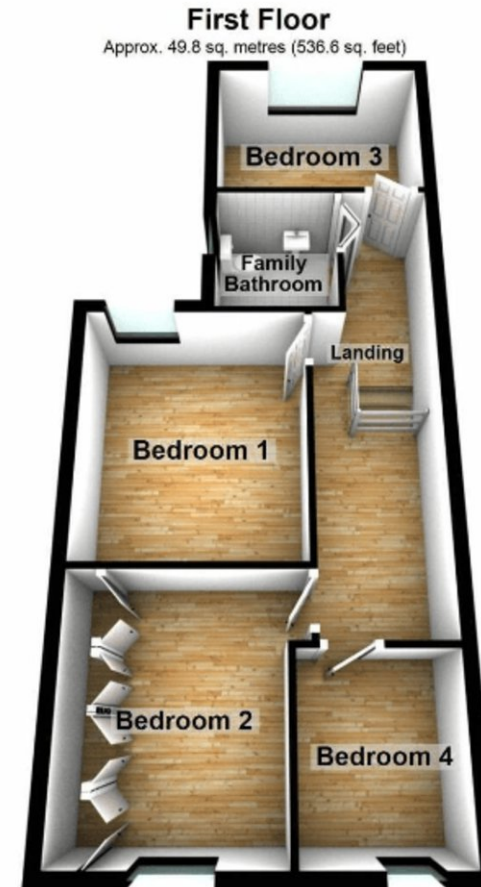
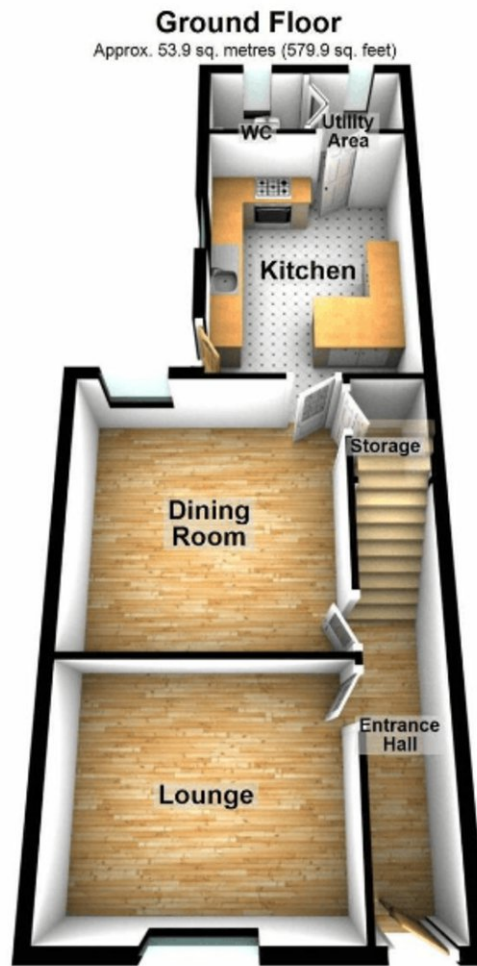
Window to front, radiator, wood-effect laminate flooring and a range of floor-to-ceiling fitted wardrobes.











Total area: approx. 117.3 sq. metres (1262.7 sq. feet)

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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