



Maes Y Gors Church Lane, Cwmgors, Ammanford, SA18 1PF

Offers in the region of £230,000

- Character detached house
- Downstairs shower room & upstairs bathroom
- Gas central heating
- Side drive and garage
- 3 bedrooms and L shaped box room
- 2 reception rooms
- uPVC double glazing
- Rear garden

Ground Floor

Half glazed entrance door to

Entrance Hall

9'10" x 6'7" (3 x 2.02)

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

Lounge

10'1" x 10'10" (3.09 x 3.32)



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

Sitting Room

12'4" x 17'3" (3.77 x 5.26)



with under stairs cupboard, 2 radiators, textured and coved ceiling and 2 uPVC double glazed windows to side and one to rear.

Kitchen

12'1" x 10'5" (3.7 x 3.2)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, free standing gas cooker with extractor over, alcove with cupboard and shelving, part tiled walls, textured ceiling and uPVC double glazed window either side.

Rear Hall

3'0" x 6'9" (0.92 x 2.08)

with textured ceiling and uPVC double glazed door to side.

Utility

5'6" x 6'7" (1.69 x 2.01)



with Belfast sink unit, plumbing for automatic washing machine, free standing boiler providing domestic hot water and

central heating, shower enclosure with mains shower, radiator, textured ceiling and uPVC double glazed window to side.

Downstairs WC

5'7" x 3'0" (1.72 x 0.92)



with low level flush WC, textured ceiling and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, radiator, textured and coved ceiling and 2 uPVC double glazed windows to side.

Bedroom 1

10'5" x 11'5" (3.19 x 3.5)



with textured ceiling and 2 uPVC double glazed window to front.

Bedroom 2

12'5" x 9'5" (3.8 x 2.89)



with textured ceiling and uPVC double glazed window to rear.

Bedroom 3

13'0" x 10'2" (3.97 x 3.11)



with airing cupboard with hot water cylinder, fitted cupboard, textured ceiling and uPVC double glazed window to side.

Walk in Store

7'8" x 5'0" (2.34 x 1.53)



with small hatch to roof space.

L Shape bedroom

7'3" red to 3'4" x 6'6" red to 3'1" (2.21 red to 1.02 x 1.99 red to 0.94)



with textured ceiling and uPVC double glazed window to front.

Bathroom

8'7" x 6'10" (2.64 x 2.09)

with low level flush WC, wash hand basin, panelled bath, part tiled walls, textured ceiling and uPVC double glazed window to side.

Outside



with side drive to garage and side and rear garden with lawned area, mature shrubs and bushes.

Council Tax

Band C

Material Information

UTILITIES:

Electricity Supply: Owned Solar Panels

Water Supply: Mains

Sewerage: Mains

Heating: gas central heating

Broad Band Speed: Download- 1800 Mbps, Upload 220 Mbps

Mobile coverage: Three 83%, Vodafone 80%, EE 76%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles through Gwaun Cae Gurwen, turn right into Church Lane and the property can be found on the right hand side.

AGENTS NOTE

This property is leasehold, THE
REPRESENTATIVE BODY OF THE
CHURCH IN WALES 999 years from the
29th of September 1913 Annual ground
rent £2.03p



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		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.