



**DE/RO/72585/120919**

## **DESCRIPTION**

### **NO UPPER CHAIN.**

In our opinion, an ideal family home due to the open plan layout on the ground floor and the sun room overlooking the fairly level rear garden. This modern three bedroom detached property situated on a side road in the village of Cwmgors also enjoys a ground floor W.C, first floor bathroom and walk-in wardrobe in master bedroom. There is gas fired central heating, double glazing and a block paved driveway for two vehicles. The village of Cwmgors offers basic amenities with the main shopping and leisure facilities located at Ammanford or Pontardawe. Access to the M4 motorway would be via junction 49 at Pont Abraham or junction 45 at Ynysforgan. Internal viewing is recommended.

### **ENTRANCE PORCH**

Feature stained glass double panel door, double glazed windows to side, down lights.

### **LOUNGE**

17'2 x 15'5 (5.23m x 4.70m)  
Double glazed window to front, single panel radiator, laminate flooring, feature modern electric fire, stairs to first floor, archway to:

### **KITCHEN/DINER**

25' x 11'4/7'9 (7.62m x 3.45m)

Fitted with a range of wall and base units, 1½ bowl stainless steel sink with drainer, integrated dishwasher, central island with stainless steel 6 burner gas hob and integrated electric oven with stainless steel extractor over, laminate flooring, double glazed window to rear, flyover shelf with down lights, built-in cupboard with shelving, stable style door, double

glazed patio doors to:

### **SUN ROOM**

12'5 x 9'3 (3.78m x 2.82m)  
Double glazed windows to side and rear, double glazed French doors, laminate flooring, tongue and groove ceiling, double panel radiator.

### **UTILITY ROOM**

Fitted with base units, plumbing for washing machine, double glazed window to side, double glazed door to front, laminate tiled effect flooring, single panel radiator.

### **CLOAKROOM**

Double glazed window to rear, WC, wash hand basin, laminate tiled effect flooring, wall mounted gas boiler providing domestic hot water and central heating.

### **FIRST FLOOR LANDING**

Single panel radiator, double glazed window to side, airing cupboard with shelving and radiator.

### **BEDROOM ONE**

11'7 x 10'10/9'1 (3.53m x 3.30m)  
Double glazed window to rear, single panel radiator, laminate flooring, walk-in wardrobe with sliding mirrored door.

### **BEDROOM TWO**

12'7 (to wardrobes) x 9' (3.84m (to wardrobes) x  
Double glazed window to front, single panel radiator, laminate flooring.

### **BEDROOM THREE**

7'8 x 7'2/9'3 (2.34m x 2.18m)  
Double glazed window to front, single panel radiator, laminate flooring, cupboard.

### **BATHROOM**

9'9 x 8'9/8'4 (2.97m x 2.67m)  
Double glazed windows to side, suite comprising jacuzzi bath with tiled panels, integrated portable television, twin wash hand basin in vanity unit with mirrored

walls, low level WC, bidet, shower cubicle, part tiled walls, laminate flooring, single panel radiator, down lights.

### **EXTERNALLY**

A block paved driveway to the front provides off road parking for 2 vehicles. Side pedestrian access leads to the rear enclosed, fairly level rear garden being mainly laid to lawn with a paved patio.

### **SERVICES**

We are advised all mains services are connected (TBC).

### **VIEWING**

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

### **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

### **TENURE**

We are advised that the property is Freehold

### **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

### **DIRECTIONS**

From our Ammanford Office, proceed to the traffic lights bearing left onto the A474 signposted Glanamman. Continue through the villages of Glanamman and Garnant and proceed onto Gwaun Cae Gurwen. Continue over the railway crossing and onto the village of Cwmgors. Take a right hand turning into Parc Howard where the property will be located on the right hand side as identified by our John Francis For Sale board.