



**Abernant Road
Cwmgors
Ammanford
West Glamorgan
SA18 1RB**

Offers in Excess of £160,000

bettermove

Abernant Road Ammanford

Bettermove are proud to present this 3 bedroom Semi-Detached House in Cwmgors, available with no forward chain.

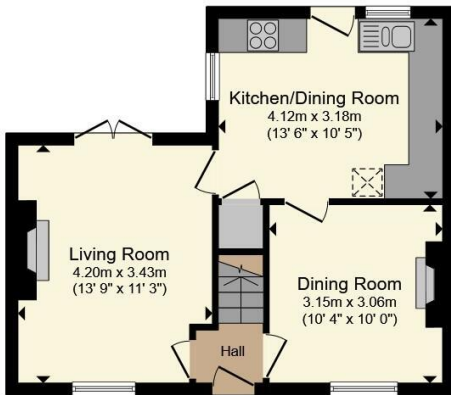
The property benefits from double glazing, multi-fuel burner, gas central heating throughout and has off street parking available via the driveway. The council tax band is B.

The interior of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

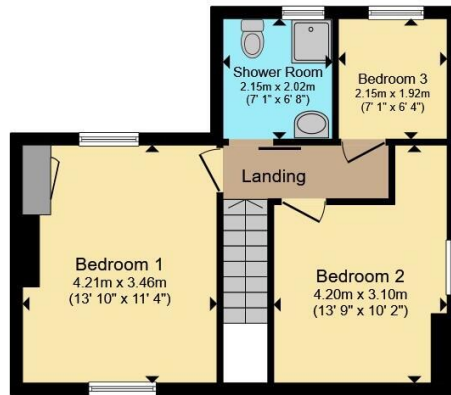
Located in the village of Cwmgors, near Ammanford, the property is close to a range of local amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found via the A4069, the A483 and nearby Ammanford railway station, providing convenient links to Swansea, Llanelli, Carmarthen and the wider South Wales road network. The area also benefits from easy access to the surrounding countryside and the scenic Brecon Beacons National Park.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

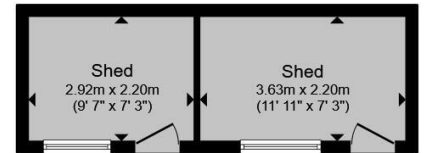




Ground Floor



First Floor



Outbuilding

Total floor area 95.1 m² (1,024 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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