



Clos Gwili, Cwmgwili, SA14

Offers In Region Of £195,000



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)



## Clos Gwili, Cwmgwili, SA14

A modern three bedroom semi detached property which benefits from a side driveway and additional off road parking to the rear. The property has the benefit of a ground floor WC and first floor bathroom, energy efficient electric heating with solar panels and double glazing. There is an enclosed low maintenance rear garden. This is an ideal first time buyers home so viewing is highly recommended.

The village of Cwmgwili is conveniently situated to the M4 motorway and A48 dual carriageway. Good shopping facilities including out of town retailers are located at Cross Hands Business Park with everyday shopping and leisure amenities located at Ammanford town centre.







### **Lounge/Dining Room:**

4.7m x 3.96m (15'5" x 13'0")

Approached via a double glazed glass panel door, double glazed window to front, laminate flooring, part featured panelling to walls, stairs to first floor, radiator.

### **Cloakroom:**

Double glazed window to front, WC. wash hand basin, tiled floor.

### **Kitchen/Breakfast Room:**

5.03m x 2.62m (16'6" x 8'7")

Double glazed window and double glazed French doors to rear, fitted with a range of wall and base units, electric hob and oven with extractor fan over, 1½ bowl sink unit and draining board, integrated fridge, plumbing for washing machine, laminate flooring, part tiled walls, understairs storage cupboard, radiator.









## First Floor Landing:

Entrance to loft.

## Bedroom One:

3.25m x 2.95m (10'8" x 9'8")

Double glazed window to rear, feature part panelling to wall, radiator.

## Bedroom Two:

4.06m x 2.92m (13'4" x 7'4"/9'7")

Double glazed window to front, radiator.

## Bedroom Three:

2.31m x 2.24m (7'7" x 7'4")

Double glazed window to front, radiator.

## Bathroom:

1.98m x 1.96m (6'6" x 6'5")

Double glazed obscure window to rear, suite comprises panelled bath with shower over, WC, pedestal wash hand basin, tiled floor, heated towel rail.

## Externally:

Low maintenance frontage and side driveway, side pedestrian access to an enclosed low maintenance rear garden, paved patio and gravelled areas, decking patio, outside tap, garden shed, gated entrance to off road parking to the rear.

## Services:

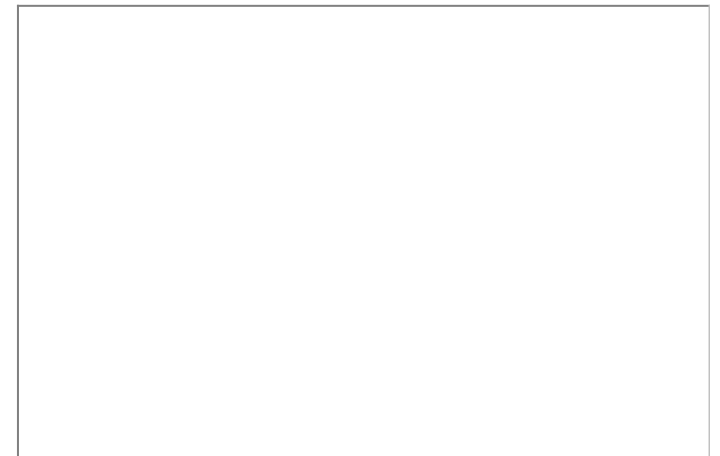
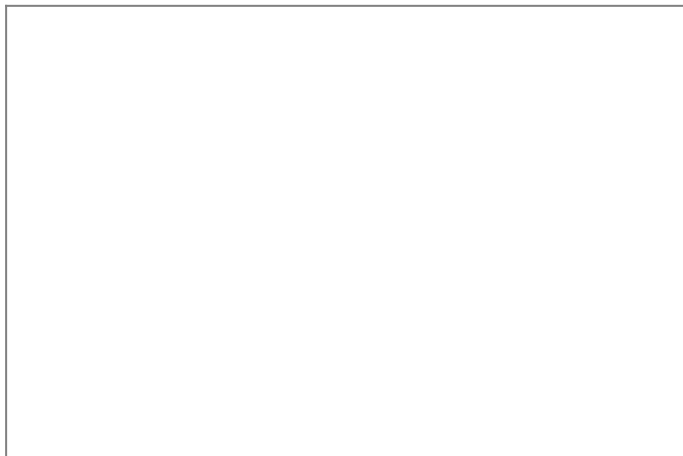
We are advised all mains services are connected, energy efficient electric heating.

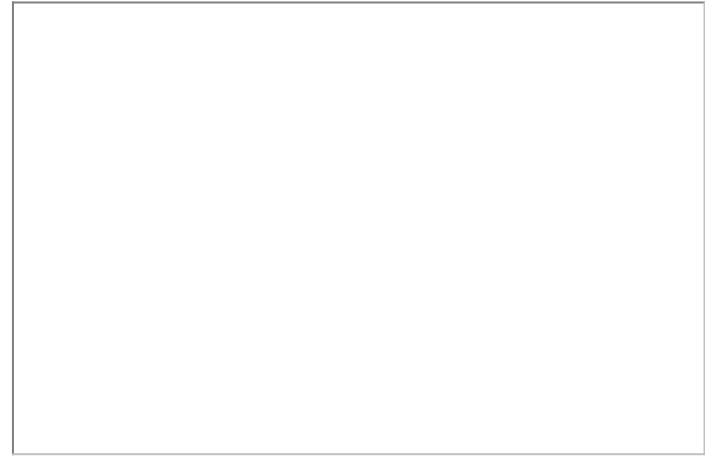
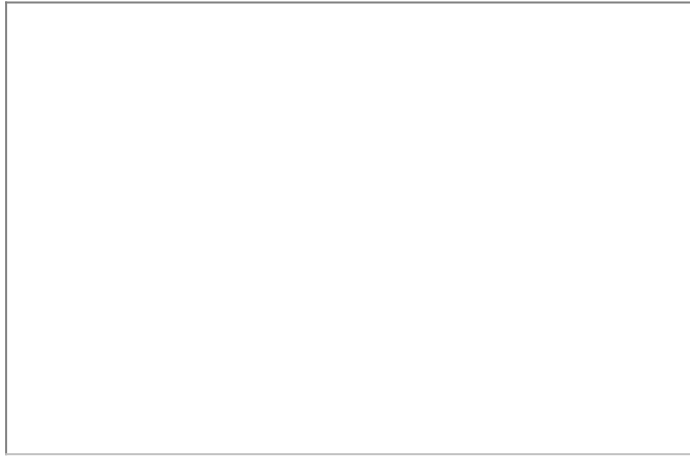
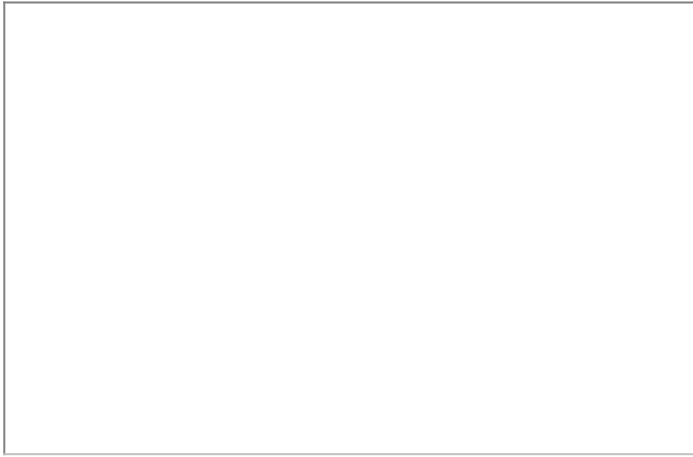
## Tenure:

Freehold.

## Council Tax:

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**Broadband/Mobile Phone Coverage:**

There is ultrafast broadband and mobile phone coverage in the area.

**Disclaimer:**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



**Address**

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**Office Contact**

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