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**30 Heol Y Gors**

Cwmgors,  
Ammanford,  
Carmarthenshire,  
SA18 1PT

# 30 Heol Y Gors

Asking price **O.I.R.O £200,000**

A beautiful three-bedroom semi-detached property located on Heol Y Gors, offering a perfect blend of original character and modern living. Well maintained by the current owners, the property retains a number of its original features while benefiting from tasteful updates throughout, making it an ideal home for families and first time buyers.

Off Road parking

Three bedrooms

Down stairs wc

Potential to create rear access

Original features - 1920s construction

Close to local schools , shops and amenities





Externally, the property benefits from a paved driveway providing off-road parking and a well-kept lawned frontage. A paved pathway leads directly to the front entrance.

Upon entering, you are welcomed into a charming hallway featuring traditional mosaic tiled flooring, which provides access to the front reception room and the main living area, as well as stairs leading to the first floor.

The front reception room, currently utilised as a home office, features a window to the front elevation allowing natural light to fill the space, with a radiator positioned beneath.

The main reception room is a spacious and versatile area currently used as a combined living and dining room. A window to the front and another to the rear overlooking the garden provide excellent natural light throughout the day. The room also benefits from built-in shelving and storage, along with two radiators positioned beneath each window.

From the main reception room, access is provided to a small inner hallway which leads to the rear garden. Just off the hallway is a convenient downstairs WC fitted with a WC, hand basin, radiator, and a small frosted window.

The kitchen is accessed directly from the main reception room and has recently been fitted with modern matching base and wall units. Integrated appliances include an oven, hob, dishwasher, and fridge freezer, along with space for a freestanding washing machine. The kitchen also features a tiled splashback and a UPVC window overlooking the rear garden.

The first floor can be accessed via staircases from both the main hallway and the front reception room. The landing features an attractive oak banister and provides access to all three bedrooms and the family bathroom, along with a radiator.

The family bathroom is fitted with a matching suite comprising a bath with overhead shower, WC, and hand basin set within a storage unit. The room also benefits from a radiator and a frosted window.

Bedroom one, located to the front of the property, is a spacious double room with two front-facing windows allowing plenty of natural light. The room also offers ample space for large freestanding wardrobes and has a radiator positioned beneath.

Bedroom two, situated to the rear of the property, is another generous double bedroom and includes a built-in storage cupboard which houses the gas combination boiler. The room also features a window overlooking the rear garden and a radiator.

Bedroom three is located to the front of the property and is another well-proportioned room currently being used as a home office. It benefits from a front-facing window and a radiator.

To the rear, the property offers a low-maintenance garden with a paved area leading directly from the driveway and a flat lawned section at the top of the garden. A concrete pathway runs along the side, bordered by a brick wall. There is also the potential to create rear access, subject to agreement with the local authority.





### Directions

For Satnav users SA18 1PT.

### Tenure

Freehold

### Services

All main services  
Council Tax Band B  
EPC Rating D

Viewing strictly by  
appointment through  
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Energy performance certificate (EPC)		
3D Map View Satellite Aerial/3D SA18 1PT	Energy rating <b>D</b>	Valid until: 11 January 2026
		Certificate number: 2187-6038-1482-1154-1121
Property type	Semi-detached house	
Total floor area	96 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">here</a> .		
<b>Energy rating and score</b>		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.
See <a href="#">how to improve this property's energy efficiency</a> .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	78 C
55-65	D	64 D
35-54	E	
21-34	F	
1-20	G	

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