



5 Maes Yr Haf

Offers In Region Of £215,000



Calow Evans  
Estate Agents

01269 543128  
[www.calowevans.co.uk](http://www.calowevans.co.uk)

## 5 Maes Yr Haf

This two-bedroom detached bungalow is located within a development of similar properties. It features a separate dining room that opens into the kitchen, which overlooks a lovely rear garden. The bungalow is equipped with gas central heating and double glazing. Externally, the front garden is laid to lawn, and a side driveway provides ample parking space. The rear garden boasts a generous patio area along with a lawned area.

The development is situated in a sought after location on the outskirts of Ammanford town centre which offers good shopping and leisure facilities. Primary and secondary schools are also located in the town. Access to the M4 motorway is via junction 49 at Pont Abraham.





## Accommodation:

### Entrance Hallway

Double glazed window to side, radiator.

### Lounge

5.84m x 3.35m (19'2" x 11'0"/9'4")

Double glazed window to side & front, radiator, gas fire in surround.





## Dining Room

3.33m x 2.84m (10'11" x 9'4")

Double glazed window to front, radiator, cupboard housing wall mounted gas boiler providing domestic hot water & central heating, opening to:

## Kitchen

2.79m x 2.34m (9'2" x 7'8")

Double-glazed window to rear & door to side, fitted with wall & base units, sink & draining board units, plumbing for washing machine, space for cooker.

## Bedroom One

3.07m x 3.05m (10'1" x 10'0"/8'5")

Double glazed window to front, radiator.

## Bedroom Two

3.07m x 2.67m (10'1" x 8'9"/7'1")

Double glazed window to side, radiator.

## Externally

Front garden laid to lawn, side driveway providing ample parking, enclosed rear garden with paved patio area, lawned area, storage shed.

## Services

We are advised that mains services are connected.

## Tenure

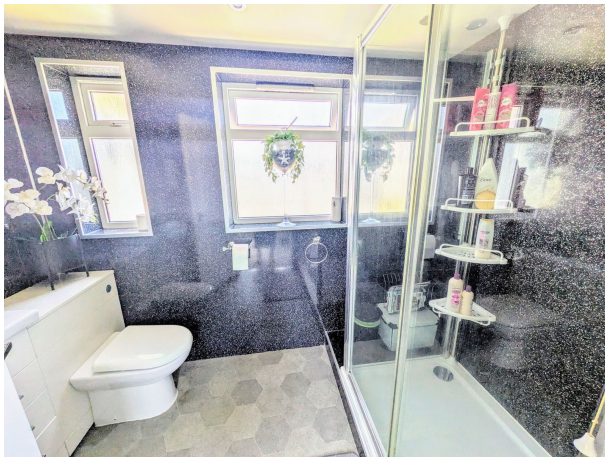
Freehold

## Broadband/Mobile Phone Coverage

We are advised that super-fast broadband & mobile phone coverage is available in this area.

## Council Tax

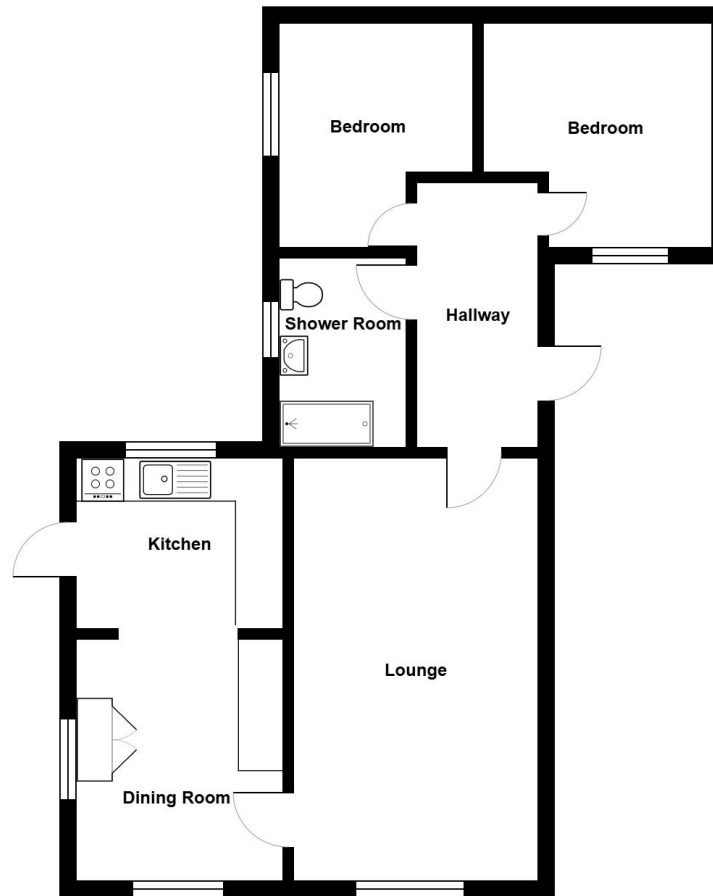
Band C





## 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.



All measurements are approximate and for display purposes only



### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128