



House - Detached (EPC Rating: D) Freehold

LLANDYFAN, AMMANFORD, SA18 2UD

Offers In The Region Of

£355,000

4 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this deceptively spacious detached family home, set in the charming hamlet of Llandyfan. Located between the old market town of Llandeilo and Ammanford, both offering a range of shopping facilities, schools and transport links. The accommodation comprises entrance hall, lounge, dining room, sitting room/bedroom, kitchen, utility, cloakroom, conservatory located on the ground floor with 3 bedrooms (one en-suite) and family bathroom on the first floor. Externally the rear garden offers panoramic views to open countryside and includes a storage building with electricity connected. The property benefits from oil central heating and uPVC double glazing.

Council Tax Band - E. Freehold. EPC - TBC.

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator, stairs to first floor with under stairs storage area.

Lounge

20'11" x 11'9"

With two radiators, wooden surround multi fuel fire, coved ceiling, window to front and French doors leading to the conservatory.

Dining Room

9'10" x 7'11"

With radiator, wood flooring, coved ceiling and window to the front.

Sitting Room/ Bedroom 4

14'0" x 8'3"

A versatile room with radiator, built-in cupboard, hatch to roof space, wood flooring, coved ceiling and window to the front, which can be utilised as an additional bedroom or sitting room.

Conservatory

8'1" x 8'6"

With polycarbonate roof, centre ceiling fan & light, tiled floor and French doors to the side leading to the garden.

Kitchen

7'10" x 10'7" x 14'10"

Fitted with a range of base and wall units, stainless steel single drainer sink unit with monobloc tap, plumbing for automatic dishwasher, freestanding calor gas cooker with extractor above, radiator, tiled flooring, coved ceiling with downlights and window to the rear.

Utility Room

7'8" x 8'3"

With a range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for

washing machine, space for tumble dryer, free standing boiler providing domestic hot water and central heating, radiator, tiled floor, part tiled wall, coved ceiling, stable door and window to the rear.

Cloakroom

With low level flush WC, extractor fan, radiator, tiled floor and coved ceiling.

First Floor

Landing Area

With hatch to roof space, radiator, coved ceiling and window to the front.

Bedroom 1

10'11" x 11'10"

With radiator, coved ceiling and window to the front.

En-Suite

With low level flush WC, vanity wash hand basin, shower enclosure with mains shower, extractor fan, heated towel rail, Respatex walls and ceiling and window to the rear.

Bedroom 2

12'5" x 8'6"

With radiator, coved ceiling and window to the front.

Bedroom 3

9'8" x 11'9"

With radiator, coved ceiling and window to the front.

Family Bathroom

8'0" x 8'3" x 6'8"

With low level flush WC, pedestal wash hand basin, panelled bath with centre taps, extractor fan, radiator, tiled walls, coved ceiling with downlights and window to the rear.

External

Front: With gravelled area for ample parking and side access from either side of the property to rear.

Rear: Decking area leading out to lawned area and a raised timber office with electricity connected.



Services

Mains electricity and water. Oil Tank. Private Drainage.

Council Tax

- Band E

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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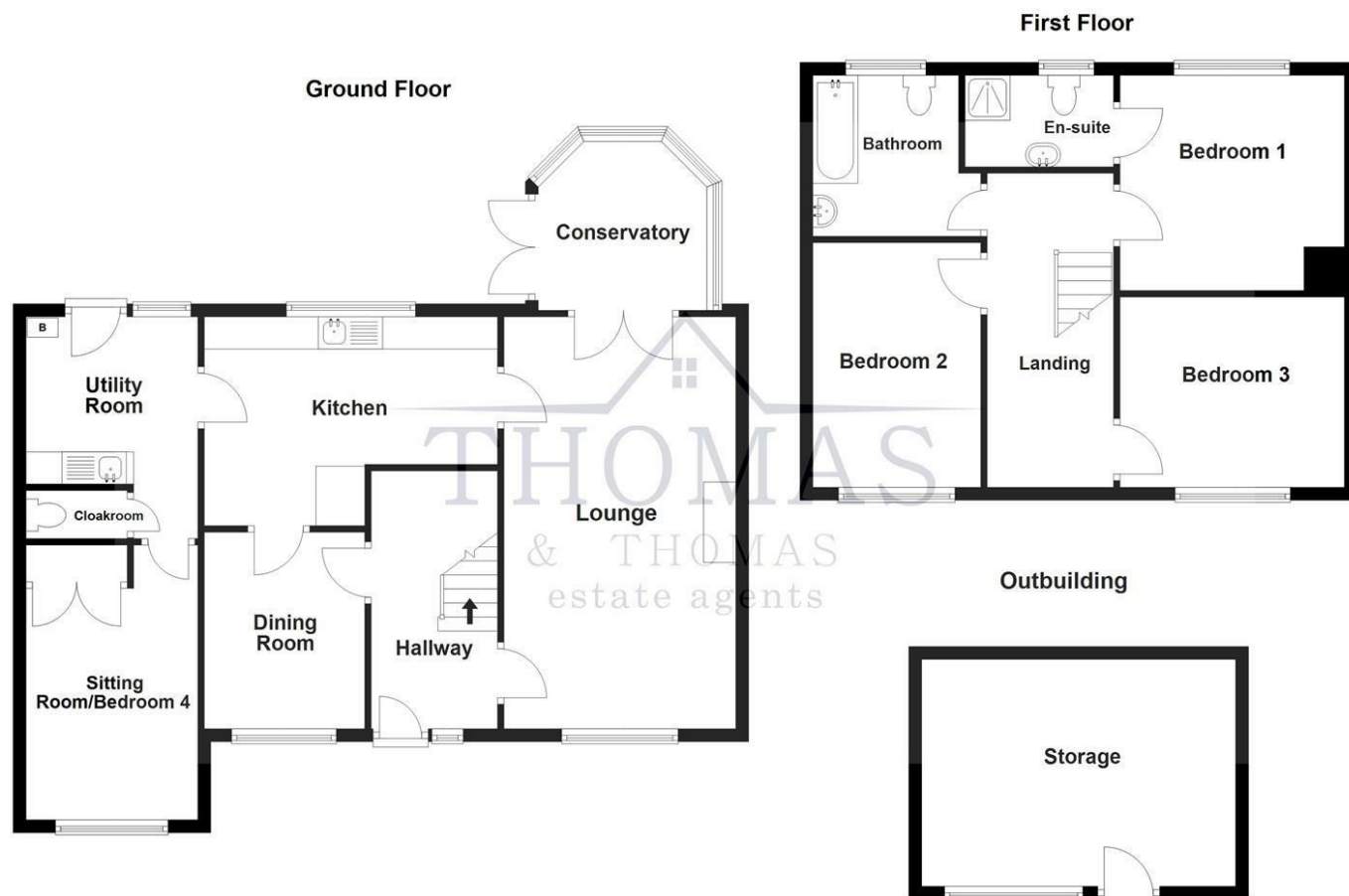
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Directions

Leave Ammanford on High Street and turn third left into Wernddu Road. Follow the road for approximately 3 miles into the hamlet of Llandyfan and the property can be found just before the Square and Compass Inn, on the left hand side identified by our For Sale board



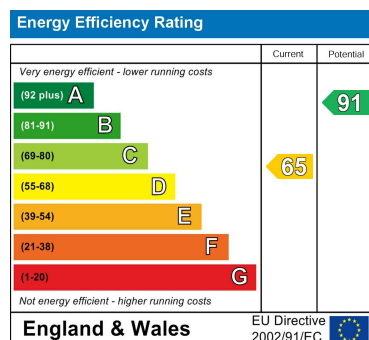
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Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

