



**Y Sgubor**  
**Derwydd Road**  
**Ammanford**  
**Carmarthenshire SA18 3LJ**

Price **£349,500**



- Tastefully Renovated Modern Barn Conversion
- Conveniently Situated
- Ample Parking, Front & Rear Gardens
- Under floor Oil Central Heating & Double Glazing
- 3/4 Bedrooms, Ensuite, Cloakroom & Family Bathroom
- Scenic Semi Rural Location
- EPC: C69
- Many Attractive Features

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

**EPC Rating: C69**

**General Description**

A semi detached 3 bedroom barn conversion in attractive semi rural surroundings with outstanding views over the Towy Valley and towards Carreg Cennen Castle.

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## Derwydd Road, Ammanford, Carmarthenshire .

### Property Description

The barn has been tastefully converted to provide an ideal family home in scenic surroundings. Of stone construction under a slated roof incorporating many attractive features including under floor oil heating, oak kitchen with marble work surfaces, oak skirtings, oak flooring, panelled doors, double glazing, large patio doors, arrow slit windows and stone fireplace with timber beam and wood burning stove. VIEWING IS HIGHLY RECOMMENDED.

The property stands just over 3 miles from Llandeilo town which offers a wide range of amenities including a range of individual shops and places of recreation, schools and sports clubs. The closer village of Ffairfach has primary and secondary schooling, station on the heart of Wales railway and two village pubs. Convenient to Ammanford, Cross Hands and the M4 Motorway at Pont Abraham which gives easy access to the rest of the country.

The accommodation comprises entrance hall, cloakroom, utility room, study/bedroom, kitchen/dining area and lounge on the ground floor, 3 bedrooms, ensuite and family bathroom at first floor. Externally there is a rear garden with paved patio and front garden area.

### Entrance Door

to:

### Entrance Hall (15' 5" Max x 8' 6") or (4.71m Max x 2.58m)

Open balustrade staircase to first floor with understairs storage area. Oak flooring and coat hooks.

### Cloak Room (4' 10" x 6' 4") or (1.47m x 1.92m)

With low level wc and pedestal wash hand basin. Double glazed window, extractor fan and tiled floor.

### Utility (8' 7" x 5' 9") or (2.61m x 1.75m)

With stainless steel sink unit with mixer tap, fitted cupboards and worktop, plumbing for washing machine, double glazed window. Grant oil fired central heating boiler, extractor fan and tiled floor.

### Kitchen / Breakfast Room (19' 3" x 18' 2") or (5.87m x 5.53m)

With a range of wall, larder, base and drawer units with marble worktops. Belfast sink with mixer tap, 4 ring gas hob and electric oven with stainless steel extractor fan. Tiled floor, double glazed window and stable door to rear. Arrow slit window with spot light. Tiled floor and down lights.

### Lounge (16' 10" x 15' 11") or (5.14m x 4.84m)

With double doors from the kitchen area, large picture window and patio doors to the front. Feature slit window, TV point and telephone point. Oak flooring, feature stone fireplace with woodburning stove and hearth. High ceiling with exposed beam.

### Study / Bedroom (8' 2" x 9' 0") or (2.49m x 2.74m)

With oak flooring, double glazed window, telephone point and TV point.

## Derwydd Road, Ammanford, Carmarthenshire .

### First Floor

Half Landing with double glazed window.

### Landing

Access to roof space.

Large Walk-in Airing/Linen Cupboard 2.42m x 1.80m. With slatted shelves, light and power points. Roof light and hot water storage tank.

### Master Bedroom (11' 9" x 11' 4") or (3.59m x 3.46m)

With Large Walk-in Cupboard with power and light. Double glazed window, TV point and telephone point. Dimmer Switch.

### En-Suite Bathroom (11' 1" x 5' 2") or (3.37m x 1.58m)

With low level wc, claw foot bath with mixer tap, shower cubicle and pedestal wash hand basin. Roof light, heated towel rail, ceiling spot lights, roof light, extractor fan and tiled walls. Shaver point and light.

### Bedroom 2 (8' 4" x 10' 2") or (2.54m x 3.10m)

TV point, roof light, double glazed window and telephone point.

### Bedroom 3 (7' 7" x 11' 9") or (2.31m x 3.58m)

Double glazed window, telephone point and TV point.

### Bathroom (7' 7" x 11' 9") or (2.31m x 3.58m)

With a panelled bath with over bath shower and shower screen, pedestal wash hand basin and low level w.c. Tiled walls, roof light, extractor fan and heated towel rail. Shaver point and light. Down lights.

### EXTERNALLY

The property is approached via a gated gravelled entrance driveway with ample parking and turning area

Log store and oil tank

To the rear of the property is a paved area with lawned garden.

Outside tap and outside light.

### Local Authority

Carmarthenshire County Council, 2 Spilman Street, Carmarthen, Tel. No. 01267 234567.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water. Private drainage.

### Tenure

Freehold

### Council Tax

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### Directions

From Llandeilo continue over the bridge on the A483 to Ffairfach. At the traffic lights turn right on the A476 Llanelli Road. Travel along this road for approximately 3 miles and take the left hand turn signposted Derwydd. Proceed for a short distance and the entrance to the barns will be found on the right hand side. OS Grid Reference SN 6090,1870.

