



25 Maes Yr Haf, Ammanford, Ammanford, SA18 3TS

Offers in the region of £135,000

NO ONWARD CHAIN....A semi detached bungalow in need of some improvement works, set in a popular estate of mixed stye properties within one mile of Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, 3 bedrooms and bathroom and benefits from gas central heating, uPVC double glazing, front and rear gardens and off road parking for one car.

Ground floor

uPVC double glazed entrance door into

Entrance Hall

with radiator, laminate floor, cupboard with wall mounted gas boiler providing domestic hot water and central heating, small cupboard, textured and coved ceiling and hatch to roof space.

Lounge

16'10" x 11'3" (5.14 x 3.43)



with electric fire in feature fire place, laminate floor, textured and coved ceiling, uPVC double glazed window to front and side.

Kitchen

6'10" x 11'7" (2.09 x 3.55)



with range of fitted base and wall units, stainless steel single drainer sink unit with

ordinary taps, electric cooker point with extractor over, plumbing for automatic washing machine, tiled walls, tiled floor, textured ceiling and uPVC double glazed window and door to side.

Bedroom 1

13'11" x 8'8" red to 8'0" (4.25 x 2.66 red to 2.46)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

9'7" x 8'9" (2.93 x 2.67)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3

8'7" x 8'7" (2.63 x 2.64)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bathroom

6'4" x 6'5" (1.95 x 1.98)



with low level flush WC, pedestal wash hand basin, shower cubicle with main shower, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside

with gravelled garden to front, side parking and access to rear paved garden and outside tap.

Services

Mains gas, electricity, water and drainage

NOTE

All photographs are taken with a wide angle lens.

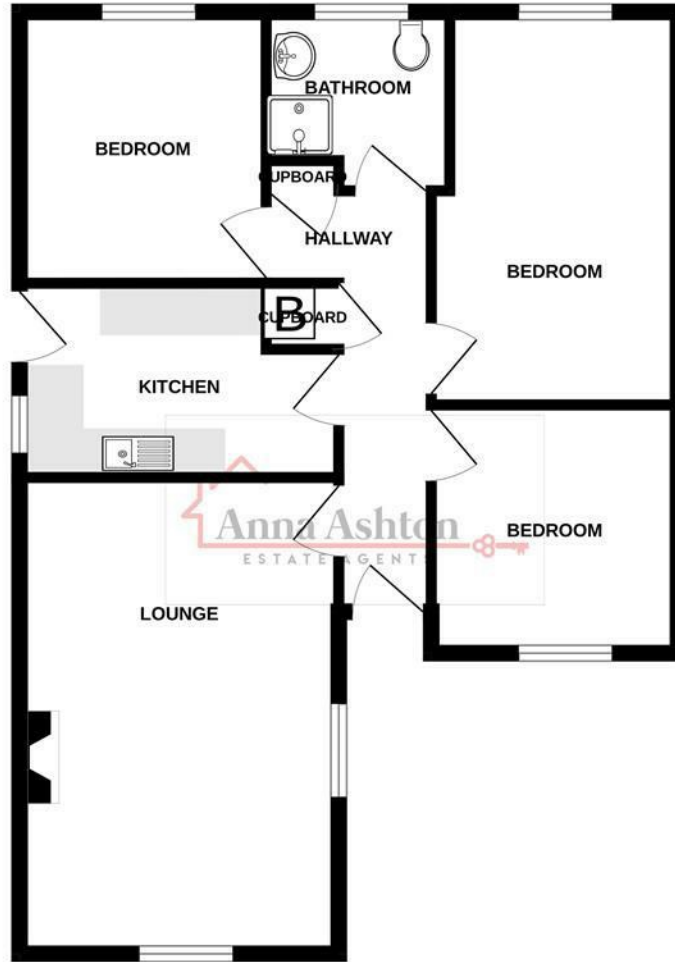
Council Tax

Band C

Directions

Leave Ammanford on College Street then turn third left into Station Road. Take the second turning right towards the railway station. Proceed up the hill then turn first right into Maes Yr Haf, follow the road round to the left and the property can be found on the left hand corner, identified by our For Sale board.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.