



## **75 Maes Yr Haf, Ammanfrod, Ammanford, SA18 3TS**

**Offers in the region of £270,000**

**NO ONWARD CHAIN....** A detached bungalow set in a quiet estate of mixed style properties, on the outskirts of Ammanford, within easy travelling distance of the main shopping and transport facilities, there is a bus stop at the entrance of the estate.

Accommodation comprises entrance hall, lounge, kitchen with breakfast area, 3 double bedrooms and bathroom and benefits from gas central heating, uPVC double glazing, off road parking for numerous cars, detached garage, front and rear gardens and open countryside to rear.



## Ground Floor

uPVC double glazed entrance door with glazed side panel to

### Entrance hall

3'8" x 11'2" (1.13 x 3.41)



with built in cupboard with radiator and hanging space, laminate floor, coved ceiling and radiator.

### Lounge

16'2" x 11'3" (4.93 x 3.43)



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

## Kitchen with breakfast area

12'0" x 11'2" (3.67 x 3.42)



with range of base and wall units, display cabinet, stainless single drainer sink unit with monobloc tap, 4 ring induction hob with extractor over and oven under, wall mounted gas boiler (in cupboard) providing domestic hot water and central heating, plumbing for automatic washing machine, part tiled walls, tiled floor, coved ceiling, uPVC double glazed window to side and uPC double glazed door to side.

### Inner hall

with heated towel rail and airing cupboard with radiator and slatted shelving.

### Bedroom 1

14'9" x 11'3" (4.51 x 3.43)



with fitted wardrobes with sliding doors, radiator, laminate floor, coved ceiling and uPVC double glazed window to rear.



## Bedroom 2

12'10" x 11'2" (3.93 x 3.42)



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

## Bedroom 3

10'2" x 8'2" (3.11 x 2.49)



with radiator, coved ceiling, hatch to roof space, laminate floor and uPVC double glazed window to side.

## Bathroom

8'1" x 8'0" (2.47 x 2.45)



with low level flush WC, wash hand basin with cupboard under, panelled bath with central pillar mixer taps, shower enclosure with mains shower, tiled walls, tiled floor, heated towel rail and uPVC double glazed window to side.

## Outside



Gravelled garden to front, tarmacadam driveway with parking for numerous car leading to garage. Gravelled garden to rear, outside tap, outside light and open countryside to rear.

## **Garage**

18'11" x 10'9" (5.79 x 3.3)



with power and light connected and up and over door.

## **Services**

Mains water, electricity, gas and drainage.

## **Council Tax**

Band D

## **Directions**

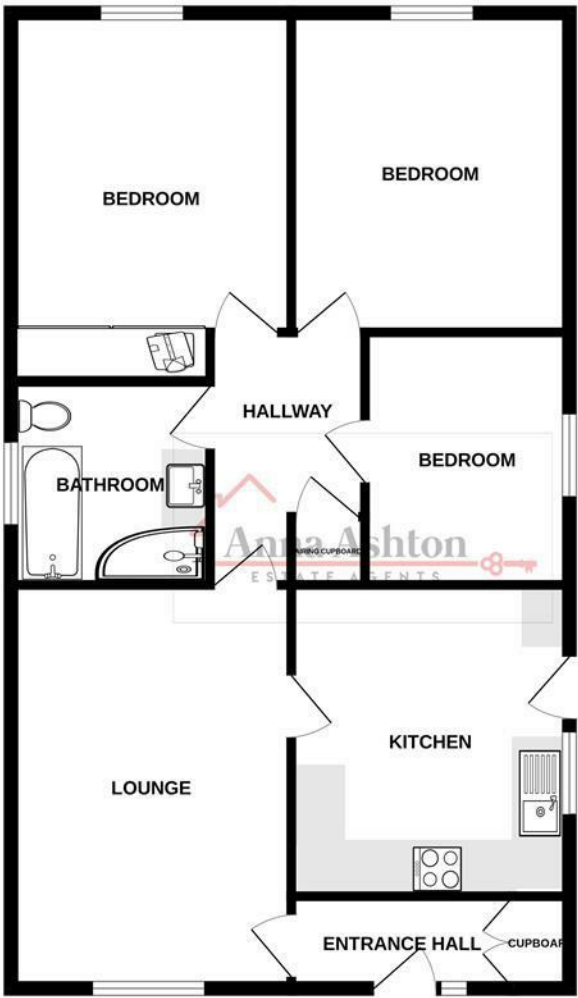
Leave Ammanford on College Street turn third left into Station Road then second right and proceed past the college and up the hill. Turn right into Maesyrfhaf then follow the round round to the left. Turn first right and the property can be found in front of you to the left, identified by our For Sale board.

## **NOTE**

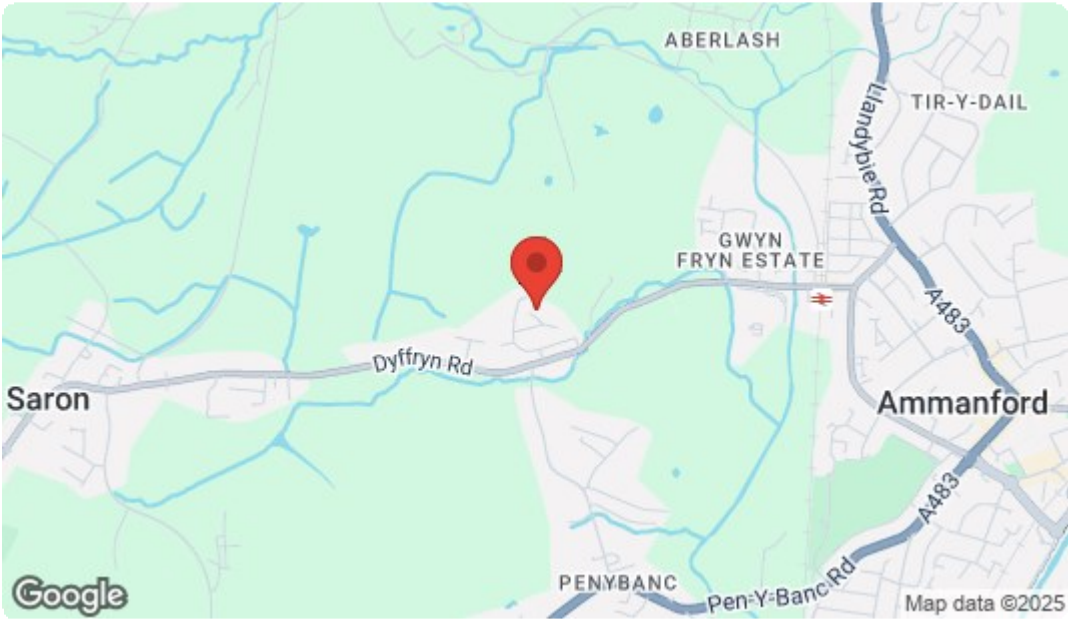
All photographs are taken with a wide angle lens.



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	73	
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.