



3 Lllys Y Deri, Hopkinstown, Ammanford, SA18 2JE

Offers in the region of £325,000

A recently modernised detached family home set in a small estate of mixed style properties within 2 miles of Ammanford town centre and all of its amenities. Accommodation comprises entrance hall, downstairs WC, dining room, lounge, kitchen, 3 bedrooms one with en suite shower and family bathroom. The property benefits from gas central heating, mostly uPVC double glazing, off road parking for up to 3 cars, attached garage, and a large well maintained enclosed rear garden. Viewing highly recommended to view this property tucked away in the corner of a quiet cul de sac.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with laminate floor, radiator and cornice ceiling.

Downstairs WC

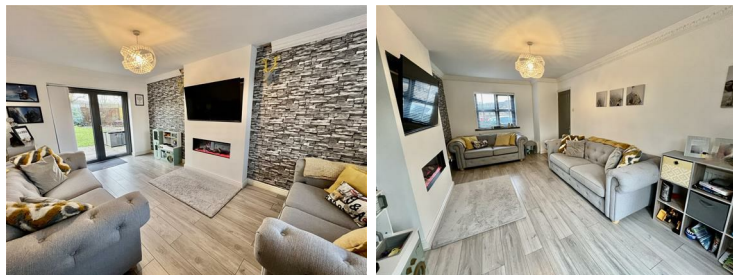
5'3" x 3'4" (1.62 x 1.03)



with low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor, downlights, coved ceiling and uPVC double glazed window to front.

Lounge

17'2" x 10'4" (5.25 x 3.17)



with 2 radiators, laminate floor, cornice ceiling and uPVC double glazed window to front and French doors to rear.

Open plan Kitchen/Diner

17'1" x 13'9" reducing to 10'6" (5.22 x 4.21 reducing to 3.21)



with range of fitted base and wall units, white enamel sink with mixer tap, 4 ring electric hob with extractor over and oven under, integrated fridge freezer, integrated dishwasher, under stairs cupboard, part tiled walls, radiator, laminate floor and uPVC double glazed window and door to rear, stairs to first floor and uPVC double glazed window to front.

First Floor

Landing



with hatch to roof space, built in airing cupboard with radiator and slatted shelves, radiator and uPVC double glazed window to rear.

Bedroom 1

12'4" red to 10'1" x 10'6" (3.76 red to 3.09 x 3.21)



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

Bedroom 2

8'4" inc to 10'9" x 10'8" (2.56 inc to 3.29 x 3.27)



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

En Suite

8'0" x 2'11" (2.46 x 0.90)



with shower cubicle with electric shower, part tiled walls, heated towel rail, extractor fan, textured and coved ceiling and circular wood window to front.

Bedroom 3

6'9" x 7'1" (2.07 x 2.16)



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

Bathroom

6'0" x 7'0" (1.84 x 2.14)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains shower over and glass screen, waterproof wall boards, downlights and uPVC double glazed window to rear.

Outside



With tarmacadam off road parking for up to 3 cars, lawned garden to front, side access to a large enclosed well maintained rear garden with two lawned areas, patio area, timber summer house with power and lighting, fish pond, and attached single garage.

Attached Garage

with up and over door.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold.

Council Tax

Band D

Directions

Leave Ammanford on High Street and turn right at the junction. Turn first right into Maesquarre Road, proceed around the bend and turn left at the cross road into Wernoleu Road. Proceed up the hill for approximately 1 mile then turn left into Llys Y Deri and the property can be found on the left hand side, identified by our For Sale board.

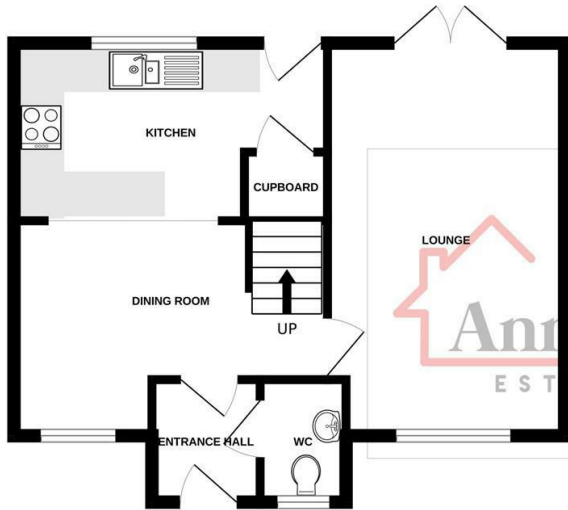
NOTE

All internal photographs are taken with a wide angle lens.

Agents Note

There is a right of access to the drive.

GROUND FLOOR



1ST 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		63	
(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.