



18 Llys Y Deri, Hopkinstown, Ammanford, SA18 2JE

Offers in the region of £320,000

A spacious detached house 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, lounge, dining room, kitchen/living area, storage room, utility area, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, underfloor heating throughout, off road parking and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, storage cupboard, wood floor and coved ceiling.

Downstairs WC

4'4" x 3'10" (1.34 x 1.17)



with low level flush WC, vanity wash hand basin with cupboards under, part tiled walls, coved ceiling and uPVC double glazed windows to front.

Lounge

16'11" x 11'5" (5.16 x 3.49)



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

Dining Room

11'5" x 11'1" (3.49 x 3.38)



with tiled floor and coved ceiling. Opening to

Kitchen/Living Area

7'11" inc to 21'8" x 25'0" red to 12'6" (2.42 inc to 6.61 x 7.63 red to 3.83)



with range of fitted base and wall units with lights inside and under the wall units, stainless steel one and half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, integrated automatic dishwasher, central island, space for American Style Fridge Freezer, hatch to roof space, tiled floor, downlights, coved ceiling and 2 uPVC double glazed windows either side, 2 windows to rear and French doors to rear.

Store Room

10'1" x 10'4" (3.08 x 3.16)

with uPVC double glazed window to front and side, power and light connected. Opening to

Utility Area

6'3" x 10'4" (1.92 x 3.15)

with fitted wall units, work surface, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas boiler providing domestic hot water and central heating and uPVC double glazed door to side.

First Floor

Landing

with hatch to roof space, built in cupboard, coved ceiling and uPVC double glazed window to rear.

Bedroom 1

12'1" inc to 16'5" x 10'4" (3.70 inc to 5.01 x 3.17)



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

En Suite

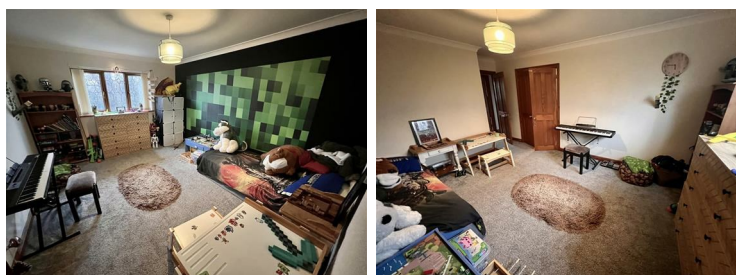
3'9" x 6'9" (1.15 x 2.07)



with low level flush WC, vanity wash hand basin with cupboard under, shower enclosure with electric shower, part tiled walls, extractor fan, downlights and uPVC double glazed window to rear.

Bedroom 2

13'8" x 11'5" (4.19 x 3.49)



with large built in wardrobe, coved ceiling and uPVC double glazed window to front.

Bedroom 3

9'9" x 9'6" (2.99 x 2.92)



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

Bedroom 4

13'2" x 7'10" (4.03 x 2.41)



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

Bathroom

7'6" x 9'25'2" (2.30 x 282)



with low level flush WC, vanity wash hand basin with cupboard under, panelled bath with dual head mains shower over and glass screen, part tiled walls, extractor fan, shaver point, downlights and uPVC double glazed window to rear.

Outside



with tarmac drive to front, side gated access one side and cover lean to on the other side leading to rear garden with paved patio area, steps up to lawned garden with mature shrubs and trees.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

NOTE

All photographs are taken with a wide angle lens.

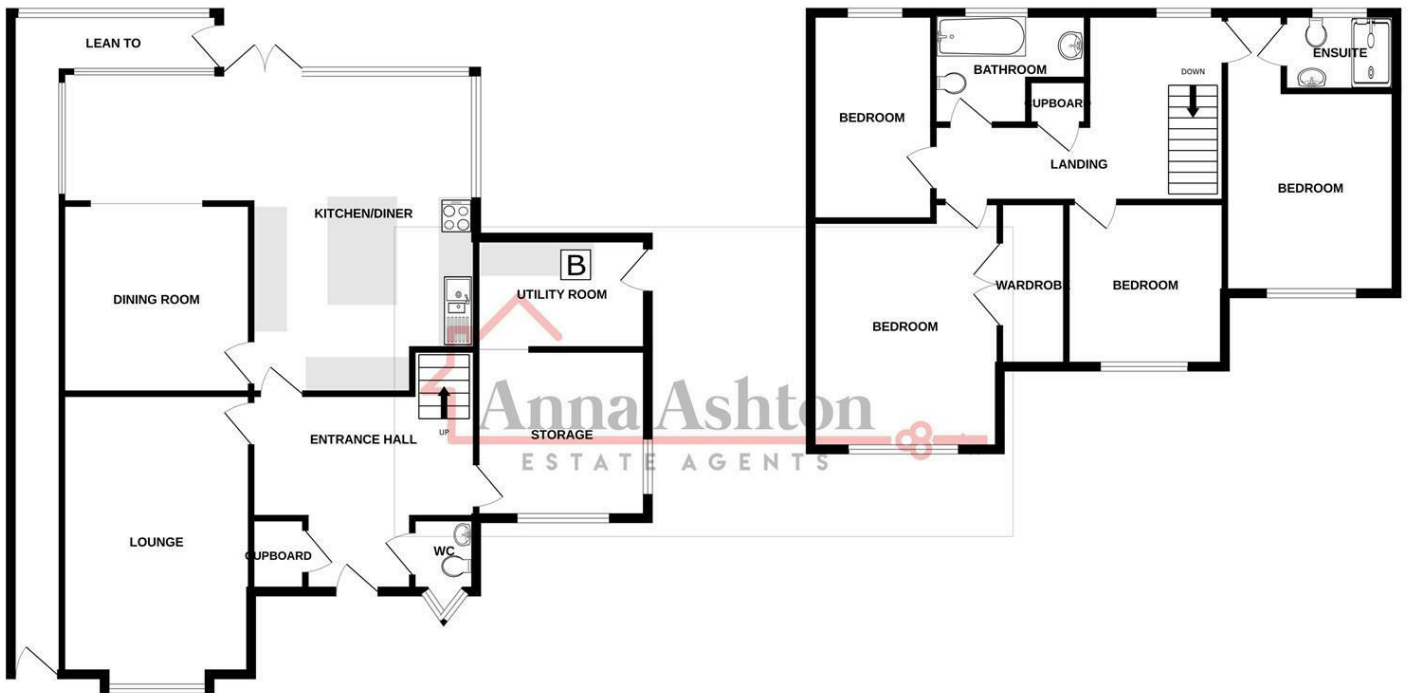
Directions

Leave Ammanford on High Street and turn

right at the junction. Turn first left 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, continue down to the bottom of the estate and take the private road around to the right and the property can be found on the right hand side, identified by our For Sale board.

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			97
(92 plus) A			
(81-91) B		75	
(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 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.