



Tandarra Heol Y Maerdy, Ffairfach, Llandeilo, SA19 6PL

Offers in the region of £425,000

A large detached bungalow set in the village of Ffairfach, on the edge of the popular market town of Llandeilo. Accommodation comprises porch, entrance hall, lounge, sitting room, dining room, kitchen, utility room, shower room, bathroom and 6 bedrooms one with en suite. The property benefits from oil central heating, uPVC double glazing, electric car charging point, rear garden and owned solar panels with a battery pack to store excess energy for use when the panels are not generating power.

Ground Floor

uPVC double glazed entrance door to

Porch

with upright radiator, coat hooks, tiled floor, tiled windowsills, uPVC double glazed window to side and 2 to front. uPVC double glazed entrance door to

Entrance Hall

with hatch to roof space, laminate floor, radiator, coat hooks and coved ceiling.

Lounge

12'5" x 18'11" (3.80 x 5.77)



with log fire, 2 upright radiators, laminate floor, coved ceiling and uPVC double glazed French doors to front.

Sitting Room

12'5" x 11'9" (3.79 x 3.60)



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

Kitchen

10'10" x 10'11" (3.32 x 3.34)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric cooker with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, downlights, coved ceiling and uPVC double glazed window to side and composite door to rear.

Dining Room

10'10" x 12'3" (3.31 x 3.75)



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

Utility

9'10" x 10'8" (3.01 x 3.23)



with fitted wall units, built in cupboard with hot water cylinder, wall mounted boiler, laminate floor, upright radiator, coved ceiling and uPVC double glazed window to rear.

Shower Room

4'5" x 9'9" (1.36 x 2.99)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, heated towel rail, downlights, coved ceiling and extractor fan.

Bathroom

7'0" x 7'6" (2.15 x 2.29)



with low level flush WC, vanity wash hand basin and cupboards under, P shaped panelled bath with glass screen and electric shower over, tiled walls, extractor fan, heated towel rail, coved ceiling and 2 uPVC double glazed windows to rear.

Bedroom 1

11'4" x 16'10" (3.46 x 5.14)



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

Bedroom 2

10'6" x 13'3" (3.22 x 4.05)



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

En Suite

11'4" x 5'10" (3.46 x 1.78)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower over and glass screen, part Respatex walls, heated towel rail, extractor fan, downlights, coved ceiling and uPVC double glazed window to front.

Bedroom 3

6'2" x 13'5" (1.88 x 4.10)



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

Bedroom 4

6'2" x 13'2" (1.89 x 4.03)



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

Bedroom 5

12'9" x 6'11" (3.89 x 2.11)



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

Bedroom 6

7'6" x 10'0" (2.30 x 3.06)



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

Outside



with off road parking for 4 cars, side access to rear garden with steps up to patio areas, wooden summer house, lawned garden, outside oil boiler providing domestic hot water and central heating, electric car charger point and outside lights and tap.

Services

Mains electricity, water and drainage.

Council Tax

Band E

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel for approximately 3 miles through the village of Llandybie towards Llandeilo, travel through Derwydd into Ffairfach and

take the first right into Heol Y Maerdy and approximately 50 yards and the property is accessed between two other properties, identified by our For Sale board.

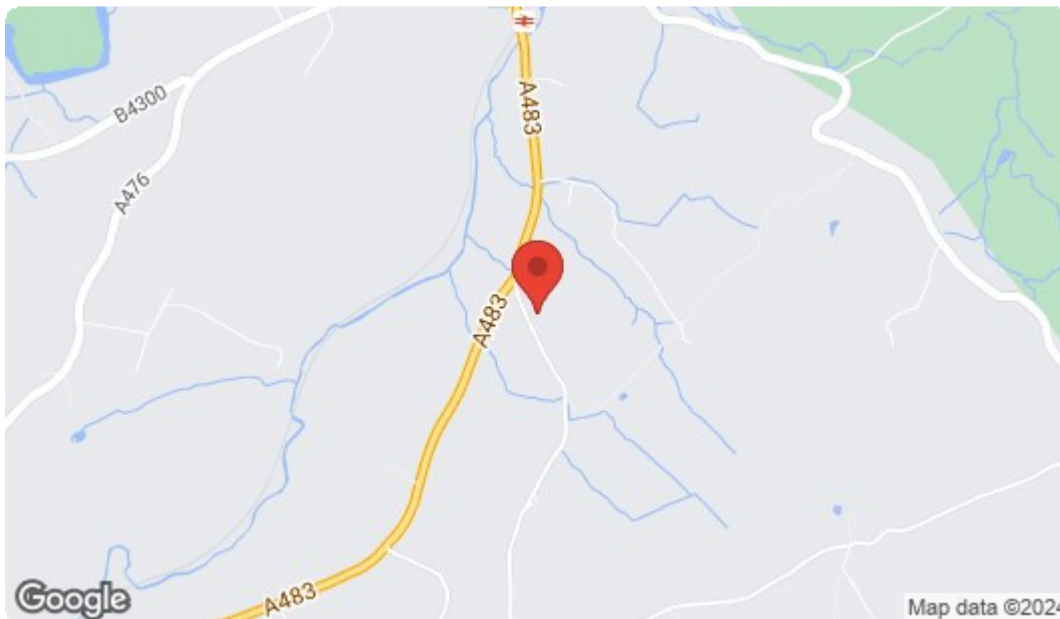
AGENTS NOTE

The property has owned solar panels together with a battery that will store power to be used when there is no power generated from the panels.

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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	52
(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.