



Golwg Y Castell Heol Y Maerdy, Ffairfach, Llandeilo, SA19 6PN

Offers in the region of £425,000

A 3 storey house set in the village of Ffairfach, on the edge of the popular market town of Llandeilo. Ground Floor - entrance hall, lounge, sitting room, dining room, kitchen with breakfast area, WC. First Floor - 3 bedrooms one with en suite and dressing room, family bathroom. Lower Ground Floor - reception room, bedroom, bathroom and kitchen with pantry. The property benefits from oil central heating, uPVC double glazed, off road parking, integral garage and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, stairs to lower ground floor, wood floor, radiator and coved ceiling.

WC

6'11" x 5'8" (2.12 x 1.75)



with low level flush WC, pedestal wash hand basin, radiator, wood floor, coved ceiling and uPVC double glazed window to front.

Lounge

26'1" x 19'5" (7.97 x 5.94)



with multi fuel fire, 5 wall lights, radiator, coved ceiling and uPVC double glazed window to front and patio doors to rear.

Conservatory

11'6" x 14'5" min (3.53 x 4.40 min)



with radiator, tiled floor, polycarbonate roof and uPVC double glazed windows to side and rear and door to side.

Sitting Room

12'11" x 11'6" (3.94 x 3.51)



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

Kitchen/Breakfast Area

18'10" x 11'5" (5.75 x 3.50)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with monobloc tap, 5 ring leisure Range cooker with extractor over, part tiled walls, wood floor, radiator, downlights, coved ceiling and uPVC double glazed window to rear. Opening to

Dining Room

12'0" x 12'3" (3.66 x 3.74)



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

First Floor

Landing

with radiator and uPVC double glazed window to front.

Bedroom 1

23'9" red to 18'3" x 21'3" red to 14'7" (7.25 red to 5.57 x 6.49 red to 4.47)



with 2 radiators and 2 uPVC double glazed windows to front and one to rear.

Dressing Room

6'8" x 4'9" (2.05 x 1.45)

with hatch to roof space, shelving and hanging rails.

En Suite

7'7" x 7'9" (2.33 x 2.38)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, tiled floor, part tiled walls, heated towel rail, extractor fan and uPVC double glazed window to rear.

Bedroom 2

11'6" x 11'4" (3.52 x 3.46)



with radiator and uPVC double glazed window to front.

Bedroom 3

11'8" x 11'3" (3.56 x 3.45)



with radiator and uPVC double glazed window to rear.

Bathroom

7'8" x 11'1" (2.34 x 3.40)



with low level flush WC, pedestal wash hand basin, bidet, panelled bath with shower attachment taps, part tiled walls, extractor fan, shaver light and point, heated towel rail and uPVC double glazed window to rear.

Lower Ground Floor

Hall

with radiator and coved ceiling.

Reception Room

12'8" x 16'1" (3.88 x 4.92)



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

Bedroom 4

12'5" x 16'2" (3.80 x 4.93)



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

Bathroom

7'6" x 9'6" (2.29 x 2.92)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, extractor fan, part tiled walls and radiator.

Integral Garage

26'4" x 14'4" (8.03 x 4.37)

with up and over door, hot water cylinder and 2 uPVC double glazed windows to side.

Kitchen

10'2" x 14'4" (3.10 x 4.39)



with range of fitted base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating, radiator, tiled floor, part tiled walls and pantry with shelving.

Outside

with lawned garden to front with mature shrubs and trees, off road parking for 3 cars, side access either side of the property to rear garden with lawned garden and patio area.

Services

Mains electricity, water and drainage.

Council Tax

Band

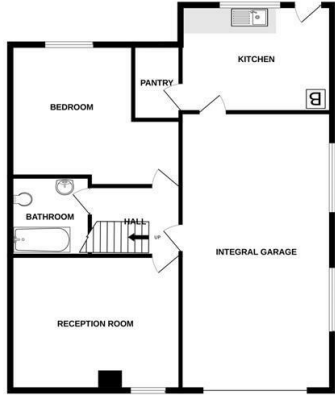
NOTE

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 half way up the hill the property can be found on the right hand side, identified by our For Sale board.

LOWER GROUND FLOOR



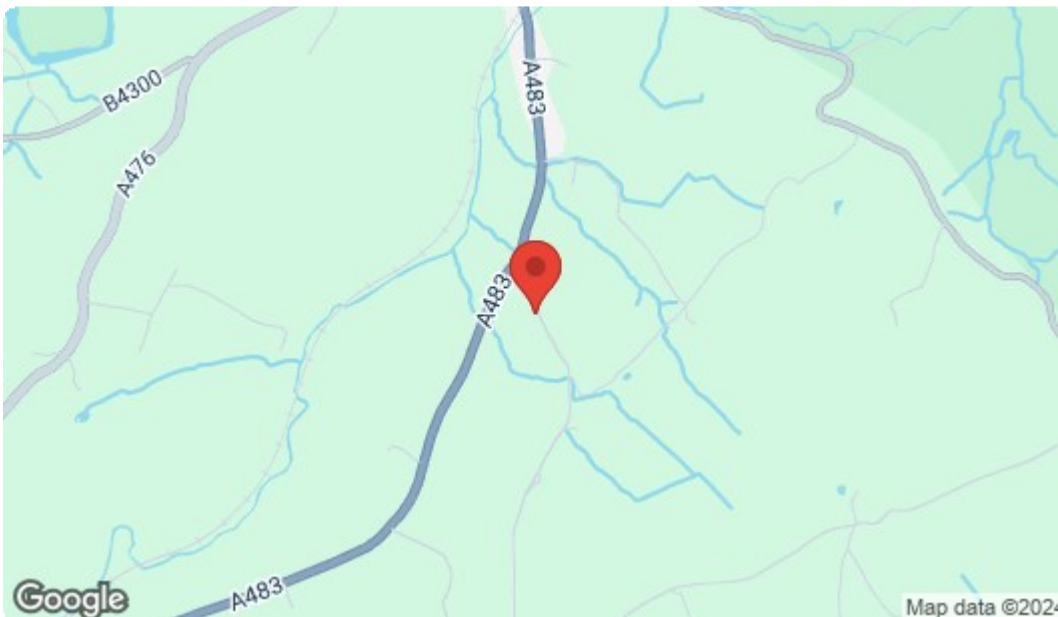
GROUND FLOOR



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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	70
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.