



42 Heol Cennen, Ffairfach, Llandeilo, SA19 6UH

Offers in the region of £175,000

We have pleasure in offering for sale this delightful mid terrace house situated on the edge of the sought after market town of Llandeilo and within walking distance of Ffairfach train station. Offering family living accommodation as follows: on the ground floor, entrance hall, lounge, sitting/dining room and kitchen and on the first floor, 2 double bedrooms, one single bedroom and family bathroom. The property benefits from gas central heating, uPVC double glazing, small garden area to front and larger enclosed garden to rear.

Ground floor

Wooden entrance door to

Entrance hall

with radiator, coat hooks and parquet floor.

Lounge

9'10" x 11'8" (3.01 x 3.56)



with multi fuel fire, radiator, parquet floor and uPVC double glazed window to front.

Sitting/Dining Room

11'3" x 12'0" to chimney breast (3.43 x 3.68 to chimney breast)



with stairs to first floor, under stairs cupboard, parquet floor, 2 alcoves with shelving, radiator and uPVC double glazed sash window to rear.

Kitchen

14'4" x 8'5" (4.39 x 2.57)



with range of fitted base and wall units, display shelving, stainless steel twin bowl sink unit with mixer tap, 4 ring gas hob, space for upright fridge freezer, integrated dishwasher, part tiled walls, radiator, wall mounted gas boiler providing domestic hot water and central heating, uPVC double glazed sash window to rear and uPVC double glazed door.

First Floor

Split Landing

with hatch to roof space, vertical radiator and exposed floor boards.

Bedroom 1

14'4" x 8'5" (4.38 x 2.59)



with vaulted ceiling, exposed floor boards

and uPVC double glazed sash window to rear.

Bedroom 2

11'11" x 8'3" (3.65 x 2.53)



with radiator, exposed floor boards and uPVC double glazed window to front.

Bedroom 3

9'8" max x 6'6" (2.96 max x 1.99)



with radiator, exposed floor boards and uPVC double glazed window to front.

Bathroom

8'11" x 9'5" (2.74 x 2.88)



with fitted WC and wash hand basin with cupboards under, panelled bath with shower taps, shower enclosure with mains shower, part tiled walls, extractor fan, heated towel rail and uPVC double glazed sash window to rear.

Outside



Small concrete area to front with central flower bed. Enclosed rear garden laid mainly to lawn with flower bed and vegetable area.

Services

Main water, electricity gas and drainage,

Council Tax

Band B.

Directions

Leave Ammanford on College Street and travel for approximately 5 miles into the village of Ffairfach and the property can be found on the left hand side, immediately before The Old Creamery and identified by our For Sale board.

NOTE

All internal photographs are taken with a wide angle lens.



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		80
(69-80) C		
(55-68) D	61	
(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		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) 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.