



**14b Maes Yr Haf, Ammanford, Ammanford, SA18 3TR**

**Offers in the region of £200,000**

A well presented semi detached house set in a modern cul de sac of mixed style properties within 1 mile of Ammanford town centre and within easy access of the M4 motorway. Accommodation comprises entrance hall, lounge, kitchen, 3 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, under floor heating to ground floor, uPVC double glazing, off road parking for 2 cars to front and enclosed rear garden.



## Ground Floor

Composite entrance door to

## Entrance Hall

with tiled floor.

## WC

5'2" x 5'0" (1.59 x 1.53)



with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor and extractor fan.

## Lounge

22'3" x 14'9" (6.79 x 4.51)



with built in cupboard with plumbing for automatic washing machine, space for tumble dryer, uPVC double glazed window to side and 2 sets of uPVC double glazed French doors to rear.

## Kitchen

9'5" x 10'5" (2.89 x 3.19)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, part tiled walls, tiled floor and recently installed uPVC double glazed window to front.

## First Floor

### Landing

with hatch to roof space, built in cupboard potential staircase to go up into the attic with potential to be used as a fourth bedroom, and laundry shoot.

### Attic Room

with fully boarded floor and uPVC double glazed window for potential conversion to a fourth bedroom or study.



### Bedroom 1

10'11" x 9'11" (3.34 x 3.04)



with radiator and recently installed uPVC double glazed window to rear.

### En Suite

6'11" x 4'5" (2.13 x 1.36)



recently modernised with low level flush WC, vanity wash hand basin with cupboards under, part Respatex walls, heated towel rail, extractor fan and downlights.

### Dressing Room

3'6" x 4'5" (1.08 x 1.37)

with radiator, shelving and hanging rails.

### Bedroom 2

12'4" x 7'11" (3.78 x 2.43)



with radiator and recently installed uPVC double glazed window to front.

### Bedroom 3

13'1" x 6'5" (4 x 1.96)



with radiator and recently installed uPVC double glazed window to front.

### Bathroom

7'11" x 6'0" (2.43 x 1.83)



with low level flush WC, pedestal wash

hand basin, panelled bath with shower attachment taps, part tiled walls, tiled floor, extractor fan, heated towel rail, downlights and uPvc double glazed window to side.

## Outside



with off road parking for 2 cars to front, shared side access to enclosed rear garden with two patio areas, flower borders and gravelled borders.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

## NOTE

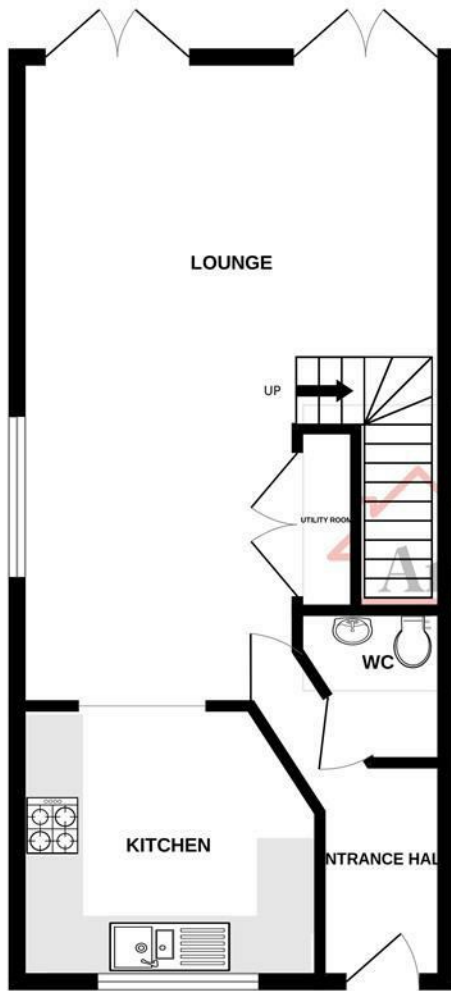
All internal photographs are taken with a wide angle lens.

## Directions

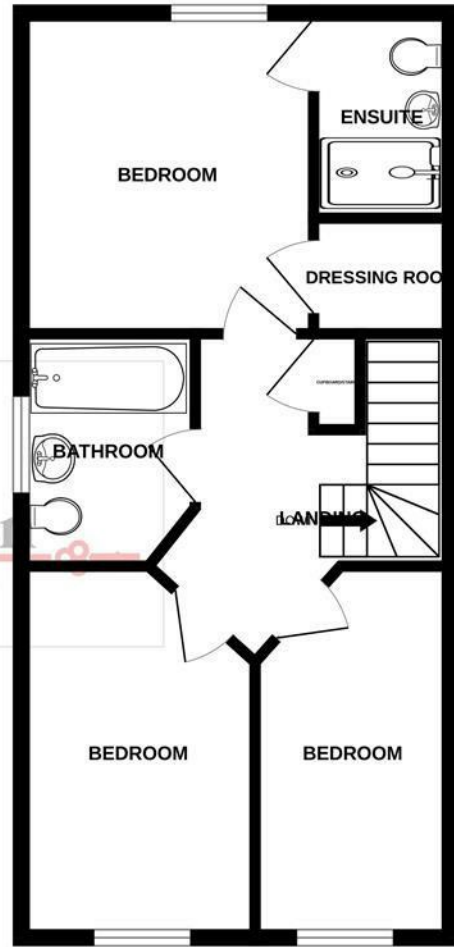
Leave Ammanford on College Street then turn third left into Station Road. Turn second right and travel over the railway crossing and up the hill. Turn first right into Maes Yr Haf then right again and the property can be found on the left hand side, identified by our For Sale board.



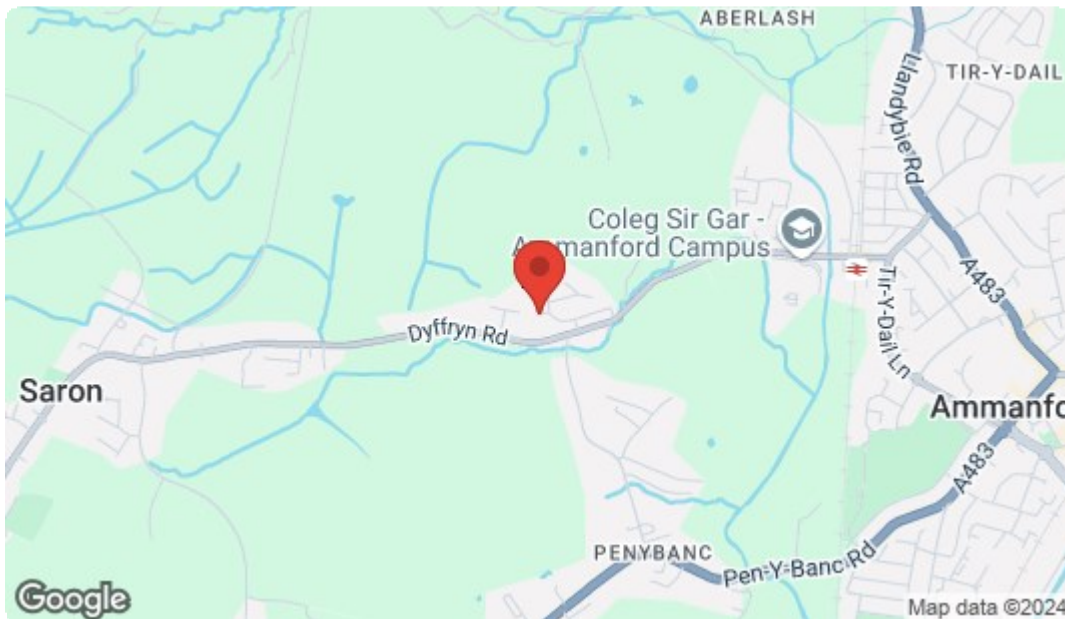
GROUND FLOOR



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			89
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.