



Nant Helyg , Llandyfan, Ammanford, SA18 2UD

Offers in the region of £395,000

We are delighted to offer for sale this detached house, set in the sought after semi rural location of Llandyfan within 3 miles of Ammanford town centre with its range of shopping, schooling and transport facilities. Accommodation comprises entrance hall, lounge, dining room, sitting room/bedroom 4, kitchen, utility, downstairs WC, conservatory, 3 bedrooms one with en suite and family bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking and rear gardens.

Ground Floor

uPVC double glazed entrance door with glazed side panel to

Entrance Hall

13'1" x 6'5" (4.01 x 1.96)

with stairs to first floor, under stairs storage area, wood floor and radiator.

Lounge

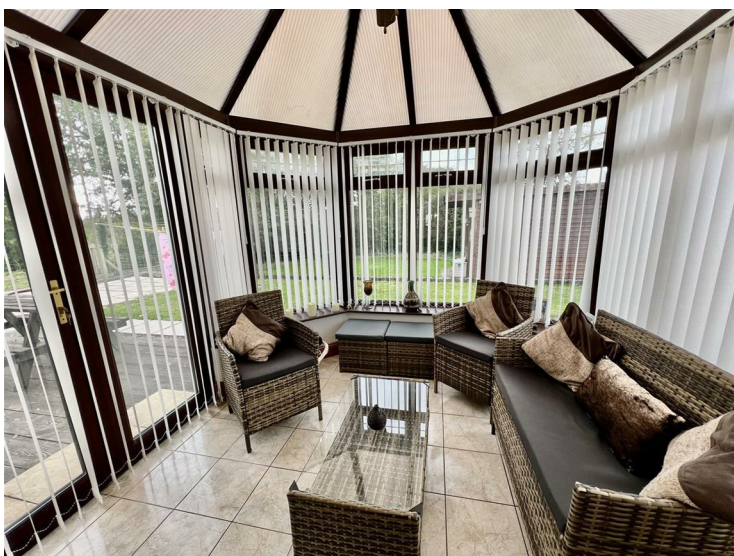
20'11" x 11'9" (6.4 x 3.6)



with multi fuel fire in feature surround, 2 radiators, coved ceiling and uPVC double glazed window to front.

Conservatory

8'1" x 8'6" (2.48 x 2.6)



with polycarbonate roof, tiled floor and uPVC double glazed windows to side and rear and French doors to side.

Kitchen

7'10" inc to 10'7" x 14'10" red to 7'11" (2.41 inc to 3.24 x 4.54 red to 2.43)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator, coved ceiling with downlights and uPVC double glazed window to rear.

Utility Room

7'8" x 8'3" (2.34 x 2.52)

with range of fitted base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, free standing tile boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear and stable door to rear.

Downstairs WC

2'11" x 4'5" (0.9 x 1.35)



with low level flush WC, tiled floor, extractor fan, radiator and coved ceiling.

Dining Room

9'10" x 7'11" (3 x 2.43)



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

Sitting Room/Bedroom 4

14'0" x 8'3" (4.27 x 2.52)



with built in cupboard/wardrobe, hatch to roof space, wood floor, radiator, coved ceiling and uPVC double glazed window to front.

First Floor

Landing

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

Bedroom 1

10'11" x 11'10" max (3.34 x 3.61 max)



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

En Suite

4'7" x 7'6" max (1.42 x 2.31 max)



with low level flush WC, vanity wash hand basin, shower enclosure with mains shower, Respatex walls and ceiling, heated towel rail, shelving, extractor fan and uPVC double glazed window to rear.

Bedroom 2

12'5" x 8'6" (3.8 x 2.6)



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

Bedroom 3

9'8" x 11'9" (2.95 x 3.6)



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

Bathroom

8'0" x 8'3" red to 6'8" (2.46 x 2.54 red to 2.04)



with low level flush WC, pedestal wash hand basin, panelled bath with central taps, tiled walls, extractor fan, downlights, radiator, coved ceiling and uPVC double glazed window to rear.

Outside



with gravelled parking for several cars to front, side access either side of the property to rear garden with lawned areas, patio area, decked area and raised timber office (16ft x 16ft) with power and light connected and uPVC double glazed window and door to front.

Council Tax

Band E

NOTE

All photographs are taken with a wide angle lens.

Services

Mains electricity and water. Private drainage.

Directions

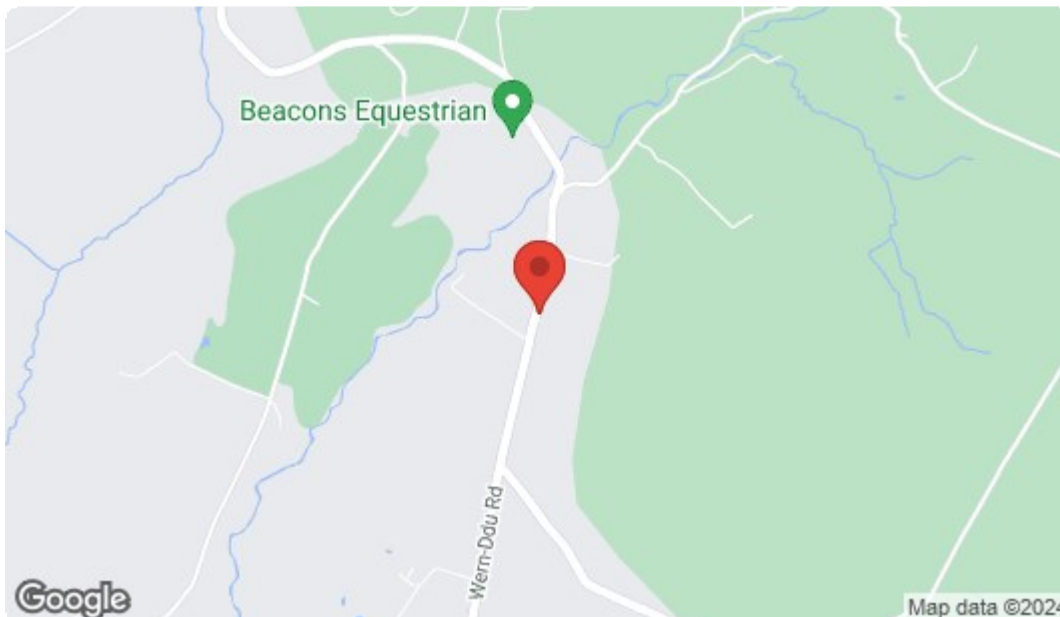
Leave Ammanford on High Street and turn third left onto Wernddu Road. Proceed up the hill and travel for approximately 3 miles into Llandyfan and the property can be found just before the Square and Compass, identified by our For Sale board.

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		
(92 plus) A		91
(81-91) B		
(69-80) C	65	
(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.