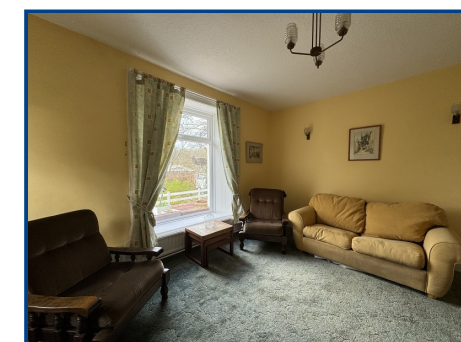




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Bryn Hyfryd, 1 Maesquarre Road  
Ammanford  
Carmarthenshire.  
SA18 2HQ**

**Price £290,000**



- Four bed detached property
- Three attic rooms
- Lounge, dining room
- Kitchen/ living area, utility
- Shower room, bathroom
- Basement
- Part upvc glazing
- Gas fired central heating
- Generous plot with ample parking
- Outbuilding, stables

**General Description**

We have the pleasure in offering for sale this four bedroom detached property in the village of Ammanford close to local amenities and approximately a mile from Ammanford town centre and its amenities.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**



## Maesquarre Road, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom detached property in the village of Ammanford close to local amenities and approximately a mile from Ammanford town centre and its amenities including banking, shops, primary and secondary schools, restaurants, public houses, bus station, train station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises lounge, dining room, kitchen/ living area, utility, shower room, landing, four bedrooms, bathroom and three attic rooms.

The property benefits from part upvc glazing, gas fired central heating, front & rear gardens, outbuilding, stables and a driveway for ample parking.

Internal viewing highly recommended.

### Upvc glazed door to

### Entrance Porch

Upvc glazed windows surround, polycarbonate roof, tiled floor.

### Hall

Two radiators, stairs to first floor, stairs to basement, battery powered smoke alarm.

### Shower Room (8' 6" x 3' 3") or (2.58m x 0.99m)

Upvc glazed window to rear, artex textured ceiling, radiator, tiled floor, part tiled walls, close coupled WC, wash hand basin, shower cubicle with electric shower.

### Lounge (13' 10" x 13' 0") or (4.21m x 3.96m)

Upvc glazed windows to front and side, radiator, electric fire, two wall lights.

### Dining Room (13' 1" x 11' 1") or (4.00m x 3.39m)

Upvc glazed window to front, coved ceiling, radiator, fitted alcove storage.

### Kitchen/living area (18' 6" x 12' 1") or (5.63m x 3.69m)

Upvc glazed windows to front and rear, radiator, part tiled floor, fitted wall and base units, work surface, 1 & 1/2 bowl sink unit with mixer tap, gas hob with extractor fan over, integrated oven, gas fire with brick surround, Potterton gas fired boiler controlling domestic hot water and central heating.

### Utility (12' 6" x 8' 10") or (3.81m x 2.68m)

Upvc glazed window to side, wooden door to side, hatch to roof space, tiled floor, fitted wall and base units, work surface, plumbing for automatic washing machine, wash hand basin, electric heater.

### Landing

Upvc glazed window to rear, radiator, battery operated smoke alarm, stairs to second floor.

### Bedroom 3 (12' 1" x 11' 1") or (3.68m x 3.37m)

Upvc glazed window to rear, two radiators, storage cupboard, pedestal wash hand basin.

## Maesquarre Road, Ammanford, Carmarthenshire.

### Bathroom (13' 1" x 7' 0") or (3.99m x 2.14m)

Upvc glazed window to side, radiator, part tiled walls, storage cupboard, close coupled WC, pedestal wash hand basin, bath, worksurface.

### Bedroom 4/Office (9' 8" x 6' 9") or (2.94m x 2.07m)

Upvc glazed window to side, radiator.

### Bedroom 1 (13' 11" x 11' 4") or (4.25m x 3.45m)

Upvc glazed window to front, radiator, fitted wardrobes, picture rail.

### Bedroom 2 (13' 2" x 11' 1") or (4.02m x 3.38m)

Upvc glazed window to front, two radiators, two storage cupboards.

### Attic Room 1 (13' 9" Max x 13' 4" Max) or (4.19m Max x 4.06m Max)

Wooden window to rear, exposed beam ceiling, wooden flooring, three eaves storage cupboard.

### Attic Room 2 (13' 7" x 6' 7") or (4.13m x 2.01m)

Wooden window to front, exposed beam ceiling, wooden flooring.

### Attic Room 3 (10' 9" x 6' 7") or (3.27m x 2.01m)

Wooden window to side, exposed beam ceiling, wooden flooring.

### Outside

Extensive lawned area with mature trees and shrubs to front.

Driveway to front leading to ample parking along the side of the property.

Workshop to rear.

Stables.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

### Agents Note

We understand the sale of the property is subject to probate being granted.

There is a risk greater than 3.3% chance of flooding from surface water and small watercourses each year, but there is no known history of flooding at the property.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

E

### Directions

Leave Ammanford on High Street continue to the t-junction turning right. Take a left into Maesquarre Road and proceed along where the property can be found on the left hand side.

