



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

**12 Maes Yr Helyg
Llandybie
Ammanford
Carmarthenshire.
SA18 2SX**

Price **£365,000**



- Three bed detached bungalow
- Kitchen
- Dining room, lounge
- Bathroom, en suite
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking
- Garage

General Description

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Llandybie, close to local amenities including shops, restaurants, school, train station and approximately 2.5 miles from Ammanford town centre and its amenities.

EPC Rating: D66

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**

Maes Yr Helyg, Llandybie, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Llandybie, close to local amenities including shops, restaurants, school, train station and approximately 2.5 miles from Ammanford town centre and its amenities including secondary school, banking, shops, bus and train station and 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, kitchen, dining room, lounge, master bedroom, en-suite, bedrooms 2 & 3 and a bathroom.

The property has the benefit of Upvc glazing, front and rear gardens, gas fired central heating, ample off road parking and a garage.

Internal viewing highly recommended.

Upvc glazed door to

Hallway (17' 5" x 5' 1") or (5.32m x 1.54m)

Textured and coved ceiling, radiator, oak flooring, telephone point.

Kitchen (14' 2" x 9' 10") or (4.32m x 3.0m)

Upvc glazed door to rear, upvc glazed windows to rear and side, textured and coved ceiling, four down lights, radiator, part tiled walls, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, oven point with extractor fan over, plumbing for automatic washing machine, TV point.

Dining Room (13' 11" x 10' 0") or (4.23m x 3.05m)

Upvc glazed window to rear, coved ceiling, radiator, oak flooring, power point for external sockets.

Lounge (19' 5" x 11' 11") or (5.92m x 3.62m)

Upvc glazed patio door to rear, upvc glazed window to side, textured and coved ceiling, two radiators, oak flooring, electric log burner effect fire with an ornate surround and marble hearth.

Master Bedroom (11' 11" x 11' 4") or (3.62m x 3.46m)

Upvc glazed bay window to front, textured and coved ceiling, radiator, oak flooring, built in storage, fitted wardrobes.

En Suite (6' 10" x 6' 6") or (2.09m x 1.99m)

Upvc glazed window to side, textured and coved ceiling, two down lights, radiator, tiled walls, shower cubicle with an electric shower, wash hand basin in unit, close coupled WC, shaver point.

Maes Yr Helyg, Llandybie, Ammanford, Carmarthenshire.

Hall

Coved ceiling, oak flooring, fitted storage.

Bedroom 2 (10' 10" x 10' 0") or (3.29m x 3.04m)

Upvc glazed bay window to front, coved ceiling, radiator, oak flooring, fitted wardrobes.

Bedroom 3 (14' 6" Max x 9' 11") or (4.43m Max x 3.02m)

Upvc glazed bay window to front, coved ceiling, radiator, oak flooring.

Bathroom (9' 11" x 8' 2") or (3.02m x 2.50m)

Upvc glazed window to side, coved ceiling, three down lights, radiator, tiled walls, pedestal wash hand basin, close coupled WC, bath with shower attachment over, shaver point.

Airing cupboard

Radiator, hatch to roof space, BAXI gas combi boiler controlling domestic hot water and central heating.

Garage

Up and over door to front, upvc glazed door to side, electricity and separate water supply.

Outside

Gravelled area to front with mature shrubs. Side driveway for ample parking, leading to garage and front door. Rear garden made up of multiple patio seating areas and gravelled areas.

Storage shed.

Broadband and Mobile phone

There is Superfast broadband in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on College Street and continue to the village of Llandybie. On entering the village take a left into Heol Ceirios, and take the first right into Ffordd Y Blodau. Continue through Ffordd y Blodau taking the second left. Take the next right and follow the road bearing right where the property can be found directly ahead.

