

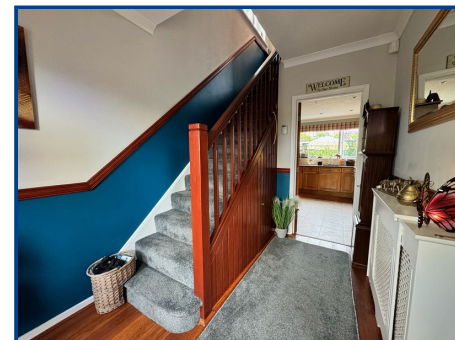
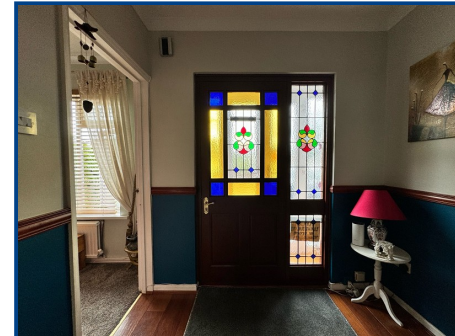
Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

24 Maesycoed
Ammanford
Carmarthenshire
SA18 2JB

Price **£265,000**



- Three bedroom detached house
- Lounge, dining area, sitting room
- Kitchen, utility
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Rear garden, garden room
- Garage, driveway



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.

General Description

We have the pleasure in offering for sale this three bedroom detached property located on the outskirts of Ammanford town centre approximately half a mile from its amenities.

EPC Rating: E54

Tel: **01269 591 884**

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

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

Maesycoed, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached property located on the outskirts of Ammanford town centre approximately half a mile from its amenities including primary schools, secondary school, banking, shops, public houses, restaurants, leisure centre, places of worship, bus station, railway station and is approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises entrance porch, hallway, lounge, dining room, sitting room, kitchen, utility room, Wc, landing, bathroom and three bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating, rear garden, garden room, garage and a driveway for parking.

Entrance Hall

Double patio doors to front.

Hallway

Wooden doors to front, radiator, textured and coved ceiling, laminate flooring, stairs to first floor, under stair storage, telephone point, dado rail.

Lounge (15' 8" x 11' 11" Max) or (4.77m x 3.62m Max)

Upvc glazed window to front, radiator, textured and coved ceiling, electric fireplace, TV point.

Dining Area (10' 5" x 7' 10") or (3.18m x 2.39m)

Radiator, textured and coved ceiling, laminate flooring.

Sitting Room (13' 0" x 10' 1") or (3.96m x 3.07m)

Upvc glazed patio doors to side, upvc glazed window to rear, radiator, laminate flooring, brick feature wall, log burner with wooden surround.

Kitchen (10' 8" x 8' 8") or (3.26m x 2.64m)

Upvc glazed window to rear, radiator, textured and coved ceiling, laminate flooring, eight down lights, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, integrated fridge, integrated dishwasher, integrated microwave.

Utility Room

Upvc glazed door to rear, upvc glazed window to rear, radiator, laminate flooring, plumbing for automatic washing machine, VIESSMANN gas fired boiler controlling domestic hot water and central heating.

W.C.

Laminate flooring, close coupled WC, wash hand basin, extractor fan.

Maesycoed, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to side, textured and coved ceiling, hatch to roof space, airing cupboard housing slatted shelving and a radiator.

Bathroom (7' 6" x 5' 4") or (2.29m x 1.63m)

Upvc glazed window to rear, towel radiator, four down lights, tiled floor, tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over.

Bedroom 2 (11' 8" Max x 10' 6" Max) or (3.56m Max x 3.19m Max)

Upvc glazed window to rear, radiator, textured and coved ceiling.

Bedroom 1 (13' 2" Max x 10' 5" Max) or (4.01m Max x 3.18m Max)

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

Bedroom 3 (9' 9" Max x 8' 10" Max) or (2.97m Max x 2.69m Max)

Upvc glazed window to front, radiator, textured and coved ceiling, fitted wardrobes.

Outside

Driveway to front for off road parking.

Side access to rear garden.

Sheltered seating area to rear leading to patio seating area. Gravel footpath to a well established area with an abundance of mature trees and shrubs.

Garage

Up and over door to front, electricity, asbestos roof.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue heading towards Pontamman and take the right into Maesycoed, on entering the estate follow the road to the left and continue ahead where the property can be found on the right hand side.

