



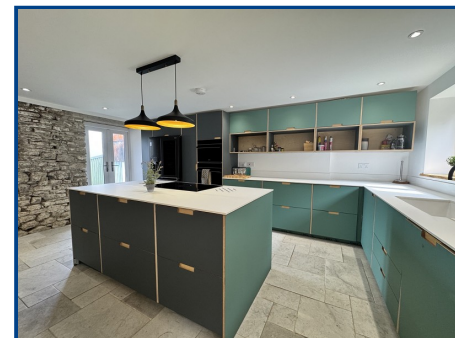
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Ysgubor fawr
Heol Dwr
Ammanford
Carmarthenshire.
SA18 2JH**

Price **£525,000**



- Three bedroom former barn small holding
- Kitchen/diner, lounge, sitting room
- Bathroom, utility, boiler room/WC
- En-suite, reception room
- Upvc glazing
- Air source heat pump.
- Set in approximately 2 acres.
- Views to the surrounding country side.



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

Important notice

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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 barn conversion set in approximately 2 acres with an outbuildings and paddock. The property boasts many original features with a modern twist including under floor heating with individual room stats, which along with the lights switches can be controlled by a mobile phone via Wifi.

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Heol Dwr, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached barn conversion set in approximately 2 acres with an outbuildings and paddock. The property boasts many original features with a modern twist including under floor heating with individual room stats, which along with the lights switches can be controlled by a mobile phone via Wifi.

The accommodation comprises hallway, kitchen/diner, lounge, sitting room, reception room, utility room, boiler room/wc, gallery landing, bathroom and three bedrooms, with the master benefitting from an en-suite and a dressing room.

Situated on the outskirts of Ammanford in a semi rural location, approximately 1.5 miles from the Ammanford town centre and its amenities including banking, shops, secondary school, places of worship, leisure centre, restaurants, public houses, railway station, bus station, and approximately 7 miles to junction 49 of the M4.

The property benefits from,upvc glazing, air source heat pump, under floor heating, out buildings, views to the surrounding countryside.

Composite door

Hallway (18' 4" x 10' 10") or (5.60m x 3.31m)

Under floor heating, oak flooring with steps to stone flooring, 6 down lights, hard wired smoke alarm.

Kitchen/Diner (18' 4" x 17' 5") or (5.60m x 5.30m)

Upvc glazed window to rear, upvc patio door to front, under floor heating, stone flooring, 14 down lights, original feature stone wall, Fenix fitted wall and base units. work surface, island with Bora fitted hob, sink unit with Quooker tap, fitted butchers block, intergrated dishwasher, Smeg oven and grill, hard wired smoke alarm.

Lounge (19' 6" x 13' 9") or (5.95m x 4.19m)

Two patio doors to front, two skylights, under floor heating, stone flooring, original stone featured walls, seven down lights, two ceiling lights, tv point, hard wired smoke alarm.

Sitting Room (13' 9" x 12' 10") or (4.20m x 3.90m)

Upvc patio door to front, upvc door to side, skylight, original stone feature wall, under floor heating, alcove shelving, multi fuel burner with original stone walls surround, three down lights, ceiling light, hard wired smoke alarm.

Reception Room. (18' 4" x 9' 5") or (5.59m x 2.86m)

Upvc glazed window to rear, under floor heating, eight down lights, stone featured walls, stone flooring, Tv point.

Utility Room (10' 8" x 7' 5") or (3.25m x 2.25m)

Upvc glazed patio doors to side, under floor heating, stone flooring, original stone wall, plumbing for automatic washing machine, extractor fan, hard wired smoke alarm.

Boiler Room/WC

Under floor heating, close coupled Wc, wash hand basin, hot water and central heating controls, extractor fan.

Galleried Landing

Skylight, 2 ceiling lights, oak flooring, glass balustrade.

Bathroom (10' 8" x 4' 11") or (3.26m x 1.50m)

Two skylight, under floor heating, tiled floor, part tiled walls, free standing bath, wash hand basin, Wc, double walk in shower tray, extractor fan.

Bedroom 2 (17' 0" x 9' 4") or (5.19m x 2.85m)

Two skylights, oak flooring, under floor heating, tv point, two ceiling lights.

Bedroom 3 (17' 0" Max x 8' 1" Max) or (5.17m Max x 2.46m Max)

Upvc glazed window to front, two skylights, oak flooring, eve storage, two down lights, ceiling light, tv point.

Master Bedroom (17' 3" x 11' 11") or (5.25m x 3.62m)

Upvc glazed window to side, two skylights, 2 ceiling lights, under floor heating, fitted draws and clothes rail, eve storage.

En-Suite (10' 11" x 5' 5") or (3.34m x 1.64m)

Skylight, six down lights, tiled flooring, close coupled Wc, wash hand basin, towel radiator, oak shelving, double walk in shower tray, extractor fan.

Dressing Room (5' 5" x 5' 0") or (1.65m x 1.53m)

Skylight, oak flooring, under floor heating,

Outside

The property sits on a plot of approximately 2 acres which includes, a fenced paddock, fenced pond area ,front lawned area with mature trees and shrubs, patio seating area with views over the surrounding country side, block built storage shed, gravelled driveway leading up to the property and outbuildings. Air source heat pump. Zapi electric car charger.

Dutch Barn

With mains water feed.

Workshop/Garage

Mains water, mains electric.

Agents Note

The property has a right of access over the lane from Wernoleu road.

There is additional land surrounding the property available to purchase via separate negotiation.

Broadband and Mobile phone

There is standard broadband available in the area. There is likely to be mobile phone coverage in the area.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

Plans, Areas, Schedules, Measurements

A copy of the plan is attached for identification purposes only . The purchasers shall be deemed to have satisfied themselves as to the description of the property . Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Health & Safety

Given the potential hazards of rural property we ask you to be as vigilant as possible for your own safety when making your inspection.

Services

Mains electricity, mains water, septic tank drainage

Tenure

Freehold

Council Tax

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Directions

Leave Ammanford on High Street turning right at the T-junction and first left onto Maesquarre Road. Take the first left into Wernoleu Road. Continue along Wernoleu road and into Heol Dwr. On Heol Dwr take a right across the cattle grid to access the lane. Proceed along the lane for approximately 0.5 miles where the property can be found on the left hand side.

