



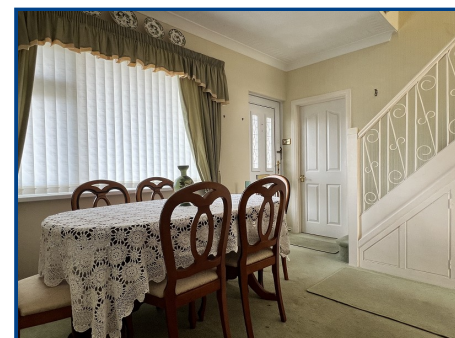
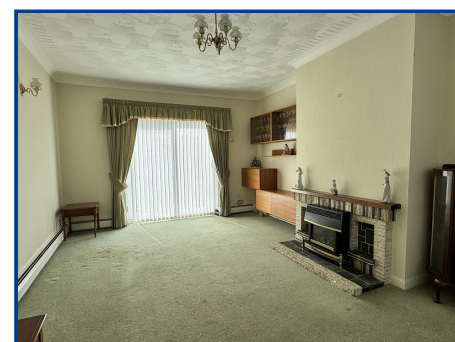
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**8 Maesycoed
Ammanford
Carmarthenshire
SA18 2HZ**

Price £155,000



- Three bedroom semi detached property
- Lounge, kitchen, reception room, dining room
- Bathroom, Wc, utility, downstairs Wc
- Upvc glazing
- Gas fired central heating
- Driveway for off road parking
- Outskirts of town centre location.
- No chain!!!



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 semi 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.

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Maesyrcoed, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises, dining room, lounge, kitchen, utility, downstairs Wc, reception room, landing, bathroom, Wc and three bedrooms.

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

Upvc glazed door to

Dining Room (13' 5" x 9' 11") or (4.10m x 3.03m)

Upvc glazed window to front, heated skirting, textured and coved ceiling, parquet flooring under carpets, stairs to first floor, under stair storage.

Lounge (19' 1" x 12' 4") or (5.82m x 3.77m)

Upvc glazed window to front, sliding doors to rear, heated skirting, textured and coved ceiling, parquet flooring under carpets, gas fire with stone surround.

Reception Room. (16' 5" x 8' 1") or (5.00m x 2.46m)

Upvc glazed window to front, two radiators, textured and coved ceiling.

Kitchen (13' 8" x 8' 8") or (4.17m x 2.64m)

Upvc glazed window to rear, radiator, gas fan heater, textured and coved ceiling, tiled floor, fitted wall and base units, work surface, 2 1/2 bowl sink unit with mixer tap, tiled splash back, grill oven, microwave, plumbing for dishwasher, extractor fan.

Rear Hall

Upvc glazed door to rear.

Utility Room

Plumbing for automatic washing machine.

Downstairs Toilet

Upvc glazed window to rear, WC, IDEAL gas fired boiler controlling domestic hot water and central heating.

Maesyrcoed, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to rear, hatch to roof space, airing cupboard housing hot water tank and slatted shelving.

Bedroom 2 (13' 1" x 10' 1") or (3.99m x 3.07m)

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

Bathroom (5' 10" x 5' 1") or (1.78m x 1.54m)

Upvc glazed window to rear, radiator, textured ceiling, tiled walls, bath with shower over, pedestal wash hand basin, shaving point.

W.C. (4' 7" x 2' 7") or (1.39m x 0.78m)

Upvc glazed window to rear, tiled walls, close coupled WC.

Bedroom 3 (8' 10" x 8' 0") or (2.69m x 2.43m)

Upvc glazed window to rear, radiator, fitted shelving and wardrobe.

Bedroom 1 (12' 6" x 8' 0") or (3.81m x 2.44m)

Upvc glazed window to front, radiator, coved ceiling, fitted wardrobe, walk in wardrobe.

Outside

Driveway to front of off road parking. Lawned area to front.

Side pedestrian access.

Concrete footpath to rear leading to lawned and gravelled areas to rear with mature trees and shrubs.

Block built storage shed.

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 Maesyrcoed, on entering the estate follow the road to the left and the property can be found on the right hand side.

