



1 Lon Ger Y Coed, , Ammanford, SA18 2JA

Offers in the region of £265,000

- Detached house
- 2 Reception rooms
- uPVC double glazing
- Garage
- 4 bedrooms
- Gas central heating
- Off road Parking
- Front and rear garden

First Floor

with aluminium patio entrance door leading to

Vestibule

2'6" x 5'1" (0.78 x 1.56)
with tiled walls.

Entrance hall

with stairs to first floor

Lounge/Diner

24'11" x 12'5" (red to 10'5") (7.62 x 3.79
(red to 3.19))



with electric fireplace, radiator, textured and coved ceiling, serving hatch, uPVC double glazed window to front and patio doors to rear

Sitting Room

15'11" x 8'3" (4.86 x 2.54)



with feature fireplace, radiator, textured ceiling and uPVC double glazed window to front

Kitchen

12'2" x 10'7" (3.72 x 3.25)



with base and wall units, one bowl stainless steel sink unit with mixer taps, plumbing for automatic washing machine, radiator and uPVC double glazed window to rear

Downstairs WC

5'3" x 2'7" (1.61 x 0.81)



with low level flush WC, textured ceiling and uPVC double glazed window to rear

Boiler Room

5'4" x 2'11" (1.64 x 0.89)

with wall mounted boiler providing domestic hot water and central heating and part tiled walls

First Floor

Landing

with hatch to roof space, radiator, textured ceiling, storage cupboard and uPVC double glazed window to front

Bedroom 1

12'0" x 12'4" (3.67 x 3.78)



with built in wardrobe, radiator, textured

ceiling and uPVC double glazed window to front

Bedroom 2

10'8" x 10'7" (3.27 x 3.23)



with textured and coved ceiling, radiator and uPVC double glazed window to rear

Bedroom 3

10'10" x 6'11" (3.31 x 2.12)



with built in cupboard, radiator, textured ceiling and uPVC double glazed window to rear

Bedroom 4

10'10" x 8'4" (3.32 x 2.56)



with textured ceiling, radiator and uPVC double glazed window to front

WC

5'5" x 2'10" (1.67 x 0.88)



with low level flush WC, tiled walls and uPVC double glazed window to rear

Bathroom

5'5" x 6'5" (1.67 x 1.98)



with pedestal wash hand basin, panelled bath with mixer taps, tiled walls, shaver point, radiator, textured ceiling and uPVC double glazed window to rear

Outside



with driveway leading to garage, paved patio area to front and off road parking for 3 cars, side access leading to rear garden with paved area and steps leading up to lawned area

Garage



the road up the hill then turn right into Lon Ger Y Coed, follow the road to the end and the property can be found on the left hand side identified by our For Sale board.

with an up and over door, wooden single glazed window to side and rear

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed: Download 80 Mbps,
Upload 20 Mbps

Mobile coverage: Vodafone 80 %, Three
77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low
risk, Flooding from surface water and small
watercourses- Very low risk

Rights and Easements:

Restrictions:

Council Tax

Band E

NOTE

All internal photographs are taken with a
wide angle lens.

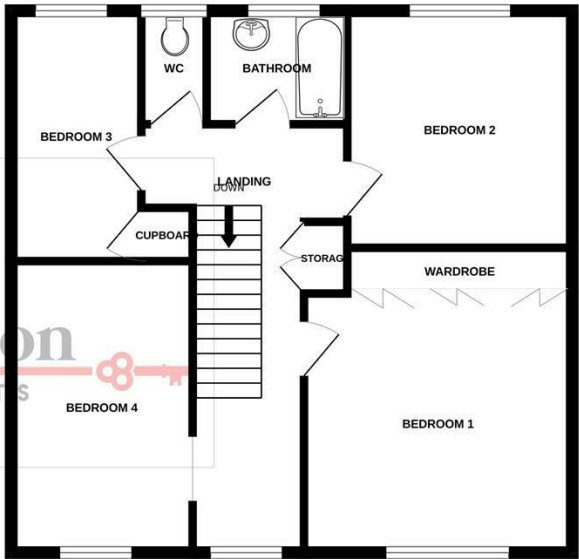
Directions

Leave Ammanford on High Street and turn
left onto Pontamman Road. Take the
second right into Maes Y Coed and follow

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.