



Cae Clyd Wernddu Road, Ammanford, , SA18 2NE

Offers in the region of £730,000

- Large well presented detached family home set in 0.7 acres
- Open plan kitchen/living
- uPVC double glazing
- Off road parking and integral garage
- Viewing highly recommended
- 6 bedrooms one with dressing room and 4 bathrooms
- Gas central heating
- Under floor heating to ground and second floor
- Surrounding gardens
- EPC - B88

Ground Floor

Composite entrance door to

Entrance Hall



with American oak and glass panels stairs to first floor, under stairs storage and laminate floor.

Lounge

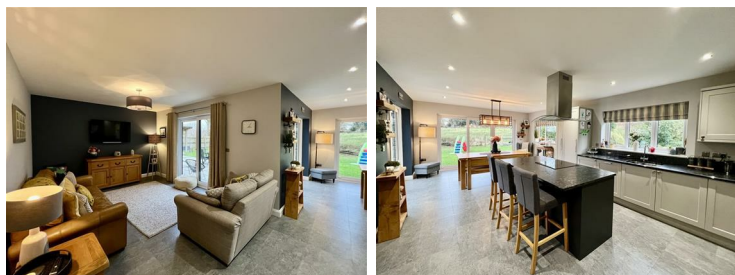
23'2 x 12'9 (7.06m x 3.89m)



with electric fire in brick surround, laminate floor, built in desk and drawers and 2 uPVC double glazed windows to side and front and Patio doors to rear.

Kitchen/Living

24'2 x 13'5 (7.37m x 4.09m)



with range of fitted base and wall units with Granite work surface, one and a half bowl sink unit with mixer taps, 4 ring induction

hob on central island and extractor over, built in double oven and microwave, integrated automatic dishwasher, tiled floor, downlights, 2 uPVC double glazed windows to side, 2 Patio doors to rear and one to side.

Utility

9'8 x 7 (2.95m x 2.13m)



with a range of fitted base units, stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer, extractor fan, tiled floor and uPVC double glazed window to side.

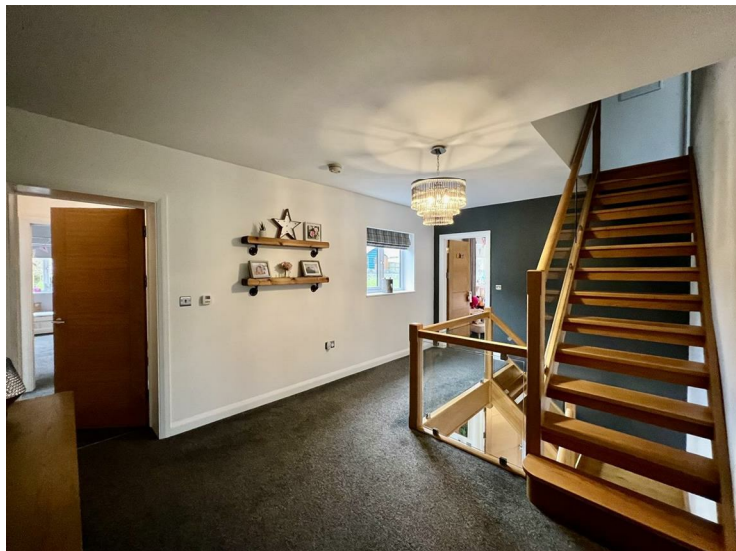
WC



with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor and uPVC double glazed window to side.

First Floor

Landing



with American oak and glass panels stair case to second floor and uPVC double glazed window to front.

Bedroom 1

19'5 x 13'6 (5.92m x 4.11m)



with uPVC double glazed window to side and large window to rear overlooking the garden.

Dressing Room

9'6 x 8'7 (2.90m x 2.62m)

with shelving and hanging rail.

En Suite

5'10" x 9'6" (1.79 x 2.92)



with low level flush WC, vanity wash hand basin with cupboards under, tiled bath, shower enclosure with mains shower, tiled floor, part tiled walls, extractor fan, downlights and uPVC double glazed window to side.

Bedroom 2

17' x 15'9 (5.18m x 4.80m)



with uPVC double glazed window to front and side.

Hall

with built in cupboard

Bathroom

6'5" x 8'2" (1.96 x 2.49)



with low level flush WC, vanity wash hand basin, shower enclosure with mains shower, part tiled walls, tiled floor, lighted mirrors and Keylite window to side.

En Suite

8'9" x 5'7" (2.68 x 1.71)



with low level flush WC, vanity wash hand basin, tiled bath, part tiled walls, tiled floor, downlights, lighted mirror and uPVC double glazed window to rear.

Bedroom 3

13' x 12'9" (3.96m x 3.89m)



with uPVC double glazed window to front.

Bedroom 4

13' x 11' (3.96m x 3.35m)



with uPVC double glazed window to rear.

En Suite

8'8" x 6'3" (2.66 x 1.93)



with low level flush WC, vanity wash hand basin with drawers under, shower enclosure with mains shower, part tiled walls, tiled floor, extractor fan, downlights, lighted mirror and uPVC double glazed window to rear.

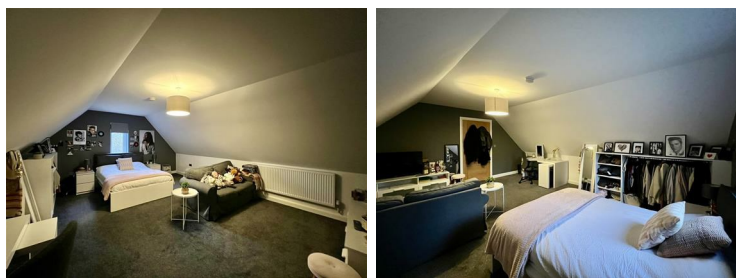
Second Floor

Hall

with Keylite window to rear.

Bedroom 5

15'5" x 18'4" (4.70 x 5.60)



with radiator, eaves storage and uPVC double glazed window to side.

Bedroom 6

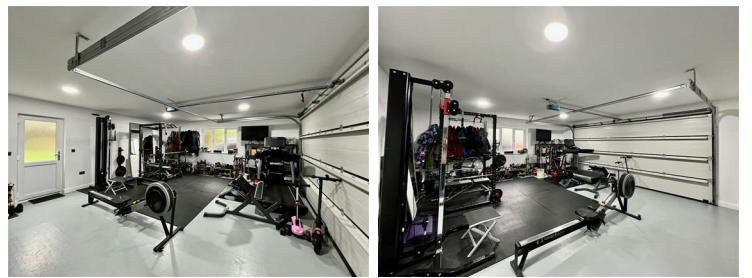
15'5" x 9'6" (4.71 x 2.92)



with radiator, eaves storage and uPVC double glazed window to side.

Integral Garage

22'7" x 18'7" (6.88m x 5.66m)



with electric up and over door, wall mounted gas boiler providing domestic hot water and central heating, uPVC double glazed window to front and door to rear.

Outside



with tarmac drive leading to driveway for several cars, access either side of the property to rear garden with lawned garden, patio areas, covered seating area, gated access to field behind with 2 stables.

Site Plan



Rights and Easements: This property has a right of way access over the beginning entrance lane

Restrictions:None

Council Tax

Band G

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street then turn third left into Wernddu Road. Travel for approximately a quarter of a mile and you will see our For Sale board on the access lane, follow this road off to the right and the property can be found in front of you on the right hand side, identified by our For Sale board.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Treatment plant

Heating: Mains gas

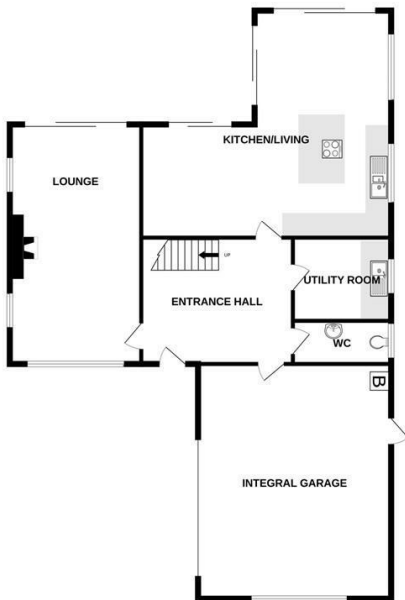
Broad Band Speed: download 1800mbps
upload 220mbps

Mobile coverage: Vodafone 79% EE78%
Three 66% O2 62%

ISSUES WITH POTENTIAL IMPACT:

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

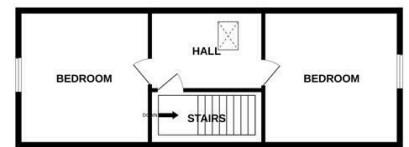
GROUND FLOOR



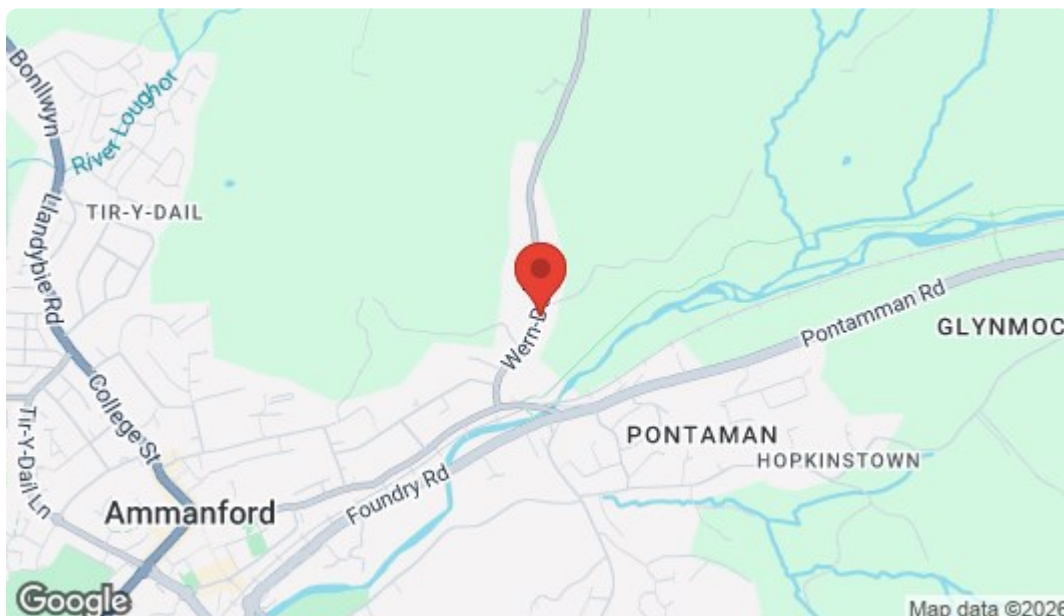
1ST FLOOR



2ND 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	88	88
(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.