



Wauncefn, Heol Ddu,

£499,950



Calow Evans
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Wauncefn, Heol Ddu,

An exceptional newly built residence nestled in a tranquil countryside location setting, showcasing cutting edge energy efficiency and refined modern design. This striking four/five bedroom home offers spacious light-filled interiors, premium finishes throughout perfectly blending sustainability with luxury living. The property further benefits from and adjoining paddock, it provides the perfect opportunity to embrace outdoor living, whether for animals, gardening or simply extra space to enjoy.

Ammanford town offers good shopping and leisure facilities to include riverside walks and cycle paths, indoor leisure centre, hot and cold food take-away's, supermarkets and more. Access to the M4 motorway would be via junction 49 at Pont Abraham. Internal viewing is highly recommended to fully appreciate the accommodation and location this property has to offer.





Entrance Hallway:

Tiled floor, Oak staircase to first floor.

Cloakroom:

2.13m x 0.97m (7'0" x 3'2")

Double glazed obscure window to side, tiled floor, WC, wash hand basin in vanity unit, downlighters.

Lounge:

3.71m x 3.94m (12'2" x 12'11")

Double glazed patio doors to front, double glazed window to side.





Sitting Room/Bedroom Five:

3.96m x 3.48m (13'0" x 11'5")

Double glazed window to front.

Kitchen/Dining Room:

7.59m x 3.99m (24'11" x 13'1")

Double glazed patio doors and double glazed window to rear, double glazed window to side, tiled floor, fitted with a range of wall and base units, integrated dishwasher and fridge-freezer, electric hob and oven with extractor fan over, 1½ bowl sink unit and draining board, kitchen island with base units and wine rack, part tiled walls, downlighters.

Utility Room:

2.13m x 1.7m (7'0" x 5'7")

Double glazed glass panel door to side, tiled floor, fitted with wall and base units, 1½ bowl sink unit and draining board, plumbing for washing machine, part tiled walls.



Plant Room:

Housing cylinder tank, manifold for underfloor heating, tiled floor.

First Floor Landing:

Entrance to loft, single panel radiator.

Master Bedroom:

4.27m x 4.04m (14'0"/10'1" x 12'5"/13'3")

Double glazed French doors to rear with glass Juliet balcony, wall light connections, double panel radiator.



En-Suite:

3.02m x 1.17m (9'11" x 3'10")

Double glazed obscure window to rear, tiled floor, wash hand basin in vanity unit, WC, shower enclosure with dual shower heads and tiled splashback, downlighters, heated towel rail.

Bedroom Two:

4.22m x 3.99m (13'10" x 13'1")

Double glazed window to front, double panel radiator.

Bedroom Three:

4.01m x 3.15m (13'2" x 10'4")

Double glazed window to side, double panel radiator.





Bedroom Four:

3.99m x 3.2m (13'1" x 10'6")

Double glazed window to front, double panel radiator.

Bathroom:

3.12m x 2.77m (10'3" x 5'6"/9'1")

Double glazed obscure window to side, suite comprises freestanding double ended slipper bath with freestanding tap and shower, wash hand basin in vanity unit, WC, shower enclosure with dual shower heads and tiled splashback, tiled floor, part tiled walls, downlighters, heated towel rail.

Externally:

A low maintenance frontage with glass balustrading, side tarmacadam driveway providing ample off road parking and ideal for parking larger vehicles, garden laid to lawn and paved patio, double gates extending to a paddock, air source heat pump.



Services:

We are advised all mains services are connected, Air Source Pump, PV electric Solar Panels, Under Floor Heating to ground floor, radiators to first floor.

Tenure:

Freehold.

Council Tax:

D.



Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue on High Street and turn left after passing the speed camera signposted Trap. Proceed up Wernddu Road and when reaching the cross roads at the top of the hill turn right onto Heol Ddu. Continue through the narrow road whereby the property will be located on the left hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

38 College Street,
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Office Contact

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