Anna Ashton
ESTATE AGENTS

Brynawelon Heol Cennen, Ffairfach, Llandeilo, SA19 6UW

Offers in the region of £400,000

- Large detached family home
- 3 bedrooms
- uPVC double glazing
- Front and rear gardens
- Viewing highly recommended
- 3 reception rooms
- Gas central heating
- Off road parking
- Far reaching views

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
with stairs to first floor, radiator and textured and coved ceiling.

Sitting Room
11'8" x 11'11" (3.58 x 3.64)

with radiator, textured and coved ceiling and uPVC double glazed bay window to front and internal window to Kitchen/Diner

Lounge
18'0" x 11'10" (5.51 x 3.61)

with fireplace, radiator, textured and coved ceiling and uPVC double glazed bay window to front.

Dining Room
11'8" x 11'10" (3.56 x 3.61)

with radiator, textured and coved ceiling, Opening to

Sun Room
8'2" x 8'10" (2.49 x 2.71)

with radiator, 2 Velux windows either side and uPVC double glazed windows and door to side.

Downstairs Shower Room
5'5" x 5'8" (1.66 x 1.74)

with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, tiled walls, tiled floor, textured and coved ceiling, radiator and uPVC double glazed window to rear.

Kitchen/Diner
18'2" x 11'10" (5.54 x 3.63)

with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, integrated automatic dishwasher, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Utility
9'9" x 9'10" (2.98 x 3.02)

with range of fitted base units, stainless steel single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window and door to rear.

Reception Room
20'2" x 9'11" (6.16 x 3.04)

with wall mounted boiler providing domestic hot water and central heating, hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed Patio doors to front.

First Floor

Gallery Landing
with hatch to roof space, built in airing

cupboard, radiator, textured and coved ceiling and uPVC double glazed window to rear and circular window to front.

Bedroom 1

11'10" x 11'11" (3.61 x 3.64)

with 2 built in cupboards, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

14'0" x 11'10" (4.27 x 3.61)

with 2 built in cupboards, radiator, textured and coved ceiling and uPVC double glazed bay window to front.

Bedroom 3

15'6" x 11'10" (4.74 x 3.63)

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

Bathroom

11'11" x 11'11" (3.64 x 3.64)

with low level flush WC, pedestal wash hand basin, tiled bath, shower cubicle with mains shower, tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside

with lawned garden to front, sweeping

tarmac driveway to front, side access either side of the property to rear garden with patio area, several steps up to lawed garden with pond and far reaching views of the countryside.

Material Information

UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broad Band Speed: Download 15mbps
Upload: 1mbps
Mobile coverage: Vodafone: 72% EE: 75% o2: 59%% 3: 72%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Rights and Easements:
Restrictions:

Council Tax

Band F

NOTE

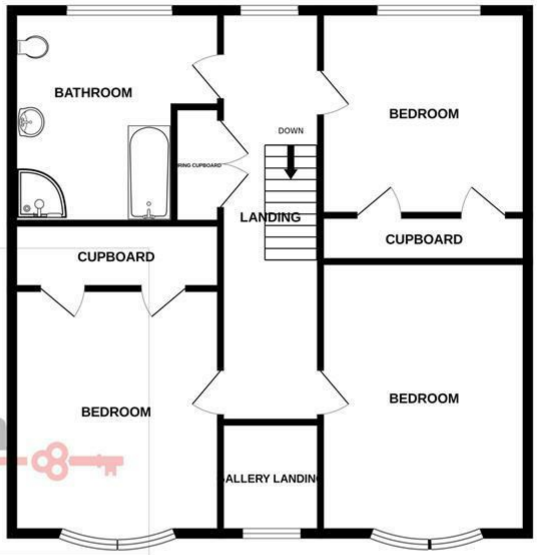
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel for approximately 3 miles through the village of Llandybie towards Llandeilo, travel through Derwydd into Ffairfach and the property can be found on the right hand side identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



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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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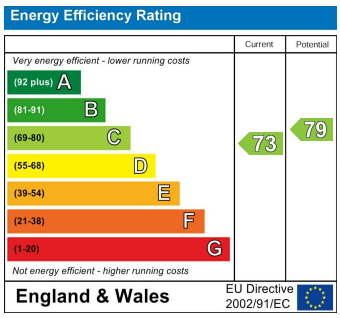

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.