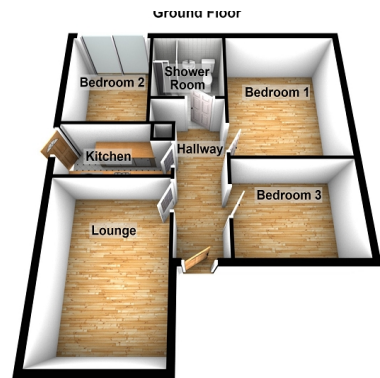




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**19 Maes Yr Haf
Ammanford
Carmarthenshire.
SA18 3TR**

Price £220,000



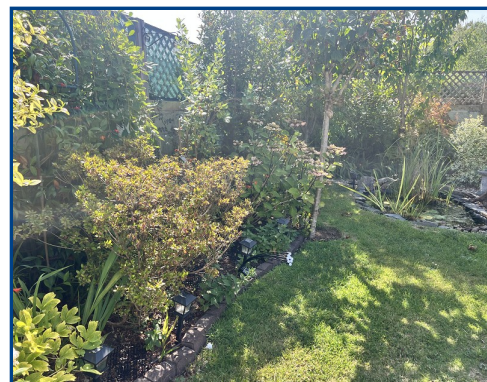
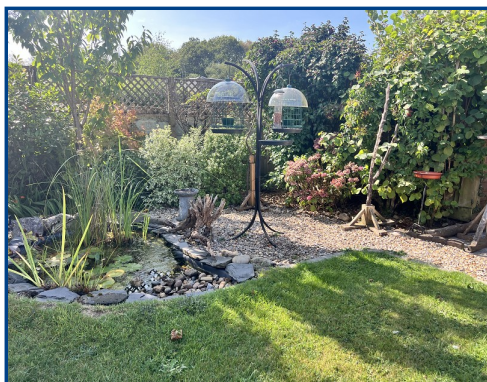
- Three bedroom semi detached bungalow
- Lounge, kitchen, shower room
- Upvc glazing
- Gas fired central heating
- Driveway for off road parking
- Front and rear gardens
- Outskirts of Ammanford.



EPC Rating: C69

General Description

We have the pleasure in offering for sale this three bedroom semi detached bungalow on an estate of similar properties on the outskirts of Ammanford and approximately a mile and a half from its amenities including shops, primary schools, secondary schools, leisure centre, restaurants, public houses, places of worship, railway station, bus station and a further 7 miles to junction 49 of the M4.



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Maes Yr Haf, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached bungalow on an estate of similar properties on the outskirts of Ammanford and approximately a mile and a half from its amenities including shops, primary schools, secondary schools, leisure centre, restaurants, public houses, places of worship, railway station, bus station and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, kitchen, shower room and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, front and rear gardens and a driveway for off road parking.

Upvc glazed door to

Hallway

Radiator, textured ceiling, hatch to roof space, 2 built in storage cupboards.

Lounge (17' 5" x 10' 11") or (5.30m x 3.34m)

Two upvc glazed windows to front and side, radiator, gas fire with wooden mantle surround.

Kitchen (12' 6" x 6' 10") or (3.80m x 2.08m)

Upvc glazed window and door to side, radiator, textured ceiling, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, cooker point, plumbing for automatic washing machine, Worcester gas fired boiler controlling domestic hot water and central heating.

Bedroom 2 (10' 0" x 8' 8") or (3.05m x 2.65m)

Upvc glazed sliding doors to rear, radiator, textured and coved ceiling.

Maes Yr Haf, Ammanford, Carmarthenshire.

Shower Room (6' 9" x 6' 4") or (2.05m x 1.94m)

Upvc glazed window to rear, radiator, textured ceiling, part tiled walls, double shower, wash hand basin, close coupled Wc.

Bedroom 1 (14' 8" x 8' 8") or (4.48m x 2.65m)

Upvc glazed window to rear, radiator, textured ceiling.

Bedroom 3 (9' 2" x 8' 8") or (2.80m x 2.65m)

Upvc glazed window to front, radiator, textured ceiling.

Outside

Driveway to front for off road parking.

Front lawned area.

Side concrete area for potential further parking.

To the rear, a concrete area leads to steps to the garden, which features a lawned area bordered by established flower beds, mature trees and shrubs. The garden further benefits from a pond, patio seating area, gravelled section and a 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 gas, mains water, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on College Street and turn left down Station Road. Turn right towards Saron passing the College. Proceed into Dyffryn Road taking a right into Maes Yr Haf. Bear left on entering the estate and take the first left, where there the property can be found on the left hand side.

