



House - Semi-Detached (EPC Rating: D) Freehold

HEOL MYRDDIN, FFAIRFACH, LLANDEILO, SA19 6PD

Offers In The Region Of

£172,500

3 Bedroom House - Semi-Detached located in Llandeilo

Thomas & Thomas are pleased to present this 3 Bedroom Semi Detached House located in the village of Ffairfach located on the outskirts of the picturesque and vibrant market town of Llandeilo. The accommodation comprises, entrance hall, lounge leading into dining room, conservatory, kitchen, utility area on the ground floor with 3 bedrooms and family bathroom located on the first floor. The property benefits from gas central heating and uPVC double glazing. Externally there is a level front garden with side pedestrian access to the enclosed level rear garden with summer house. Viewing is highly recommended.

Council Tax Band-C, Freehold. EPC- D60 . NO ONWARD CHAIN.

Ground Floor

With front door leading into entrance hall.....

Entrance Hall

With radiator, understairs storage, laminated floor and stairs to first floor.

Lounge

4.0 x 4.0 (13'1" x 13'1")

With radiator, coved ceiling, laminated floor and uPVC bay window to the front.

Dining Room

3.6 x 3.4 (11'9" x 11'1")

With radiator, fireplace, Coved ceiling, laminated floor, opening into kitchen and uPVC double doors leading into conservatory.

Conservatory

2.8 x 3.0 (9'2" x 9'10")

With tiled floor and uPVC double doors to garden.

Kitchen

2.2 x 3.3 (7'2" x 10'9")

With wall and base units, fully tiled walls and floor, single bowl stainless steel sink unit with mixer taps, electric cooker point, uPVC window to the rear and uPVC door leading into utility area.

Utility Area

4.2 x 4.1 (13'9" x 13'5")

With plumbing for automatic washing machine and door to the rear.

First Floor

Landing Area

With textured and coved ceiling, laminated floor and uPVC window to the side.

Bedroom 1

3.2 x 3.0 (10'5" x 9'10")

with radiator, textured and coved ceiling, laminated floor, fitted wardrobes and uPVC window to the front.

Bedroom 2

3.6 x 3.7 (11'9" x 12'1")

With radiator, textured and coved ceiling, cupboard housing gas boiler providing domestic hot water and central heating and uPVC window to the rear.

Bedroom 3

2.3 x 2.4 (7'6" x 7'10")

with radiator, coved ceiling and uPVC window to the front.

Bathroom

2.4 x 2.2 (7'10" x 7'2")

with radiator, fully tiled walls, laminated floor, low level flush WC, vanity wash hand basin, panelled bath, shower cubical, uPVC window's to the side and rear.

External

Front : Level front garden with shrubs and archway.

Rear : Level enclosed garden with mature trees and shrubs, lawn, fish pond, outside WC and summer house.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band - C

TENURE

Freehold.



NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

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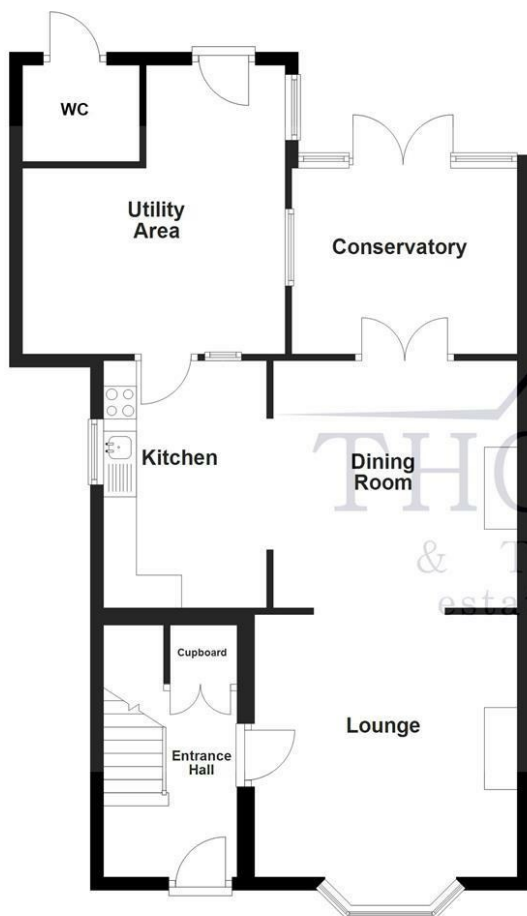
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Directions

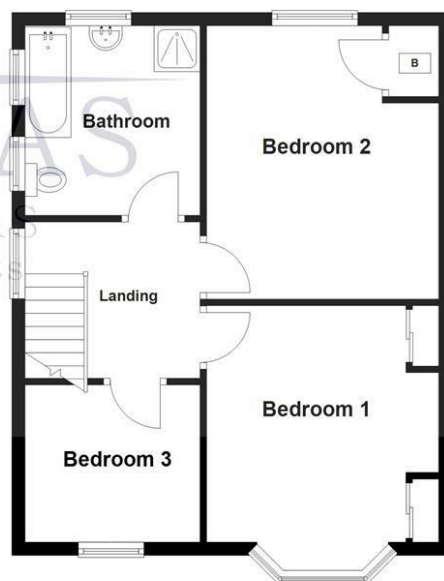
Leave Ammanford along College street, continue through the small villages of Bonllwyn, Llandybie signposted A40 to Llandeilo, turn left at the traffic lights in Ffairfach and the property can be found on the left identified by our for sale board.



Ground Floor



First Floor

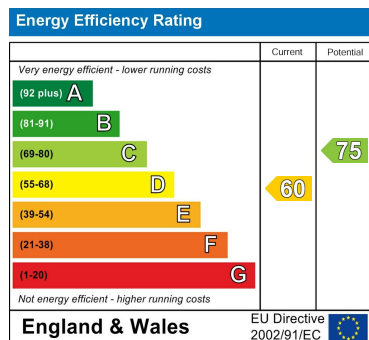


Total area: approx. 120.9 sq. metres (1301.5 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

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<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

