Anna Ashton
ESTATE AGENTS









1 Lon Ger Y Coed, Pontamman, Ammanford, SA18 2JA

Offers in the region of £265,000

- Detached house
- 2 Reception rooms
- uPVC double glazing
- Garage
- 4 bedrooms
- Gas central heating
- Off road Parking
- Front and rear garden

First Floor
with aluminium patio entrance door leading to

Vestibule
2'6" x 5'1" (0.78 x 1.56)
with tiled walls.

Entrance hall
with stairs to first floor

Lounge/Diner
24'11" x 12'5" (red to 10'5") (7.62 x 3.79 (red to 3.19))



with electric fireplace, radiator, textured and coved ceiling, serving hatch, uPVC double glazed window to front and patio doors to rear

Sitting Room
15'11" x 8'3" (4.86 x 2.54)



with feature fireplace, radiator, textured ceiling and uPVC double glazed window to front

Kitchen
12'2" x 10'7" (3.72 x 3.25)



with base and wall units, one bowl stainless steel steel sink unit with mixer taps, plumbing for automatic washing machine, radiator and uPVC double glazed window to rear

Downstairs WC
5'3" x 2'7" (1.61 x 0.81)



with low level flush WC, textured ceiling and uPVC double glazed window to rear

Boiler Room
5'4" x 2'11" (1.64 x 0.89)
with wall mounted boiler providing domestic hot water and central heating and part tiled walls

First Floor

Landing
with hatch to roof space, radiator, textured ceiling, storage cupboard and uPVC double glazed wind wot front

Bedroom 1
12'0" x 12'4" (3.67 x 3.78)



with built in wardrobe, radiator, textured ceiling and uPVC double glazed window to front

Bedroom 2
10'8" x 10'7" (3.27 x 3.23)



with textured and coved ceiling, radiator and uPVC double glazed window to rear

Bedroom 3
10'10" x 6'11" (3.31 x 2.12)



with built in cupboard, radiator, textured ceiling and uPVC double glazed window to rear

Bedroom 4
10'10" x 8'4" (3.32 x 2.56)



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

Bathroom
5'5" x 6'5" (1.67 x 1.98)



with pedestal wash hand basin, panelled bath with mixer taps, tiled walls, shaver point, radiator, textured ceiling and uPVC double glazed window to rear

WC
5'5" x 2'10" (1.67 x 0.88)



with low level flush WC, tiled walls and uPVC double glazed window to rear

Outside



with driveway leading to garage, paved patio area to front and off road parking for 3 cars, side access leading to rear garden with paved area and steps leading up to lawned area

Garage



with an up and over door, wooden single glazed window to side and rear

Material Information

UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed: Download 80 Mbps, Upload 20 Mbps
Mobile coverage: Vodafone 80 %, Three 77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

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

Council Tax

Band E

NOTE

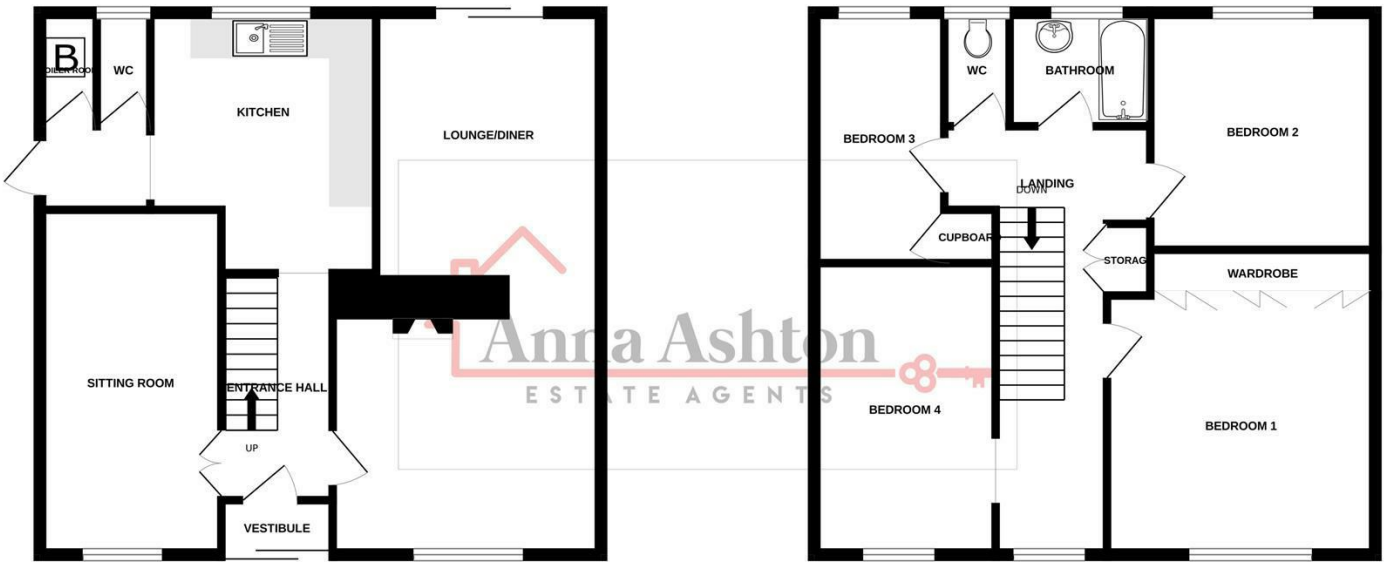
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and turn left onto Pontamman Road. Take the second right into Maes Y Coed and follow the road up the hill then turn right into Lon Ger Y Coed, follow the road to the end and the property can be found on the left hand side identified by our For Sale board.

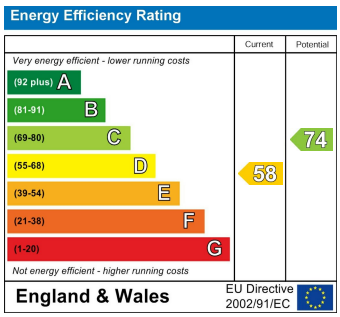
GROUND FLOOR

1ST 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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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.