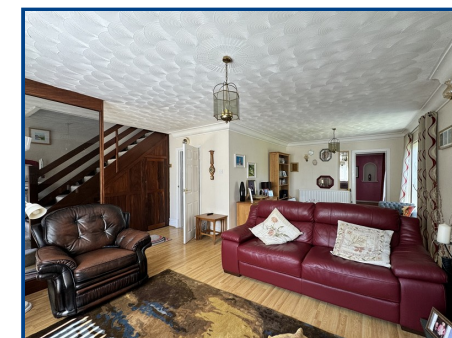
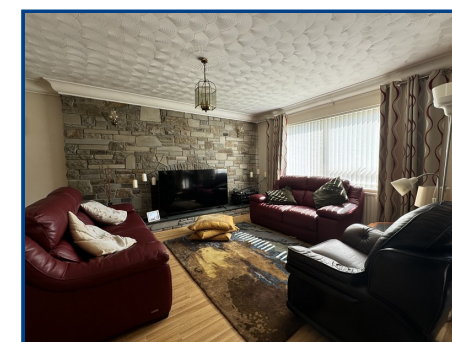




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**3 Lon Ger Y Coed
Ammanford
Carmarthenshire
SA18 2JA**

Price £275,000



- Four bedroom detached family home
- Lounge, dining room, office
- Kitchen, utility room, boot room
- Bathroom
- Upvc glazing
- Gas fired central heating
- Front, side and rear gardens
- Garage
- Driveway

General Description

We have the pleasure in offering for sale this four bedroom detached property located on the outskirts of Ammanford town centre approximately half a mile from its amenities.

EPC Rating: D61

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 14 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.

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Lon Ger Y Coed, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom detached property located on the outskirts of Ammanford town centre approximately half a mile from its amenities including primary schools, secondary school, banking, shops, public houses, restaurants, leisure centre, places of worship, bus station, railway station and is approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway area, lounge, dining room, office, kitchen, rear hall with utility room and boot room, landing, bathroom and three bedrooms.

The property has the benefit of upvc glazing, gas fired central heating, front, side and rear gardens, garage and a driveway for parking.

Wooden door to

Hallway

Textured and coved ceiling, laminate flooring, stairs to first floor, under stair storage.

Lounge

Upvc glazed windows to front and side, two radiators, textured and coved ceiling, two wall lights, stone feature wall, TV point.

Dining Room (13' 9" x 13' 0") or (4.19m x 3.95m)

Upvc glazed sliding door to side, upvc glazed window to rear, radiator, textured and coved ceiling,.

Office (10' 10" x 8' 8") or (3.29m x 2.64m)

Upvc glazed window to front, radiator, textured and coved ceiling.

Kitchen (13' 11" x 13' 9" Max) or (4.24m x 4.19m Max)

Upvc glazed window to rear, radiator, textured and coved ceiling, part wood clad ceiling, part Respatex walls, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, oven, hob with extractor fan over, integrated dishwasher.

Rear Hall

Wooden door to side, textured ceiling.

Boiler Room

Upvc glazed window to side, textured ceiling, IDEAL gas fired boiler controlling domestic hot water and central heating.

Utility Room

Upvc glazed window to rear, textured ceiling, part tiled walls, sink unit, plumbing for automatic washing machine.

Lon Ger Y Coed, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to front, radiator, textured and coved ceiling, hatch to roof space, airing cupboard housing hot water tank.

Bedroom 3 (13' 9" x 7' 0") or (4.19m x 2.13m)

Upvc glazed window to rear, radiator, textured and coved ceiling, storage cupboard.

Bathroom (10' 4" Max x 7' 3" Max) or (3.16m Max x 2.22m Max)

Two upvc glazed windows to rear, radiator, textured and coved ceiling, tiled walls, bath, pedestal wash hand basin, shower cubicle.

Bedroom 2 (10' 8" x 9' 0" Min) or (3.25m x 2.75m Min)

Upvc glazed window to rear, radiator, textured and coved ceiling.

Bedroom 1 (13' 11" x 13' 5") or (4.23m x 4.09m)

Upvc glazed window to front, radiator, textured and coved ceiling.

Bedroom 4 (10' 10" x 8' 8") or (3.29m x 2.64m)

Upvc glazed window to front, radiator, textured and coved ceiling.

Outside

Gravel footpath and lawned area to front. Footpath to either side leading to rear. Lawned area to side with steps up to patio seating area. Patio area to rear.

Storage shed.

Garage and driveway for parking.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue heading towards Pontamman and take the right into Maesycoed. On entering the estate, take a right into Lon Ger Y Coed. Follow the road around to the left where the property can be found on the left hand side.

