



6 Ffrwd Y Felin, Aberlash, Ammanford, SA18 3NP

Offers in the region of £420,000

- Detached Bungalow (Probate Sale)
- 2 Reception rooms
- Off road parking
- Double glazing
- 3 Bedrooms
- Double garage
- Rear garden
- Gas central heating

Ground floor

Entrance hall

with radiator, coved ceiling and four built in cupboards

Lounge

25'5" x 17'6" (7.77 x 5.34)



with electric fireplace, three radiators, coved ceiling, wooden double glazed window to side and sliding doors to rear

Sitting room

15'7" x 17'5" (4.75 x 5.32)



with two radiators and wooden double glazed windows to front and sides

Conservatory

12'4" x 11'3" (3.77 x 3.45)



with wooden double glazed windows and door to side

Kitchen

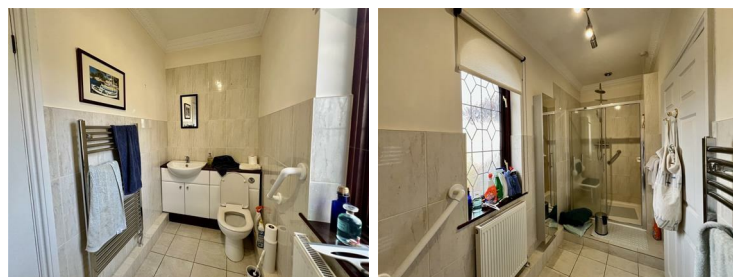
15'3" x 15'5" (4.65 x 4.72)



with base and wall units, display cabinet, Belfast sink with mixer taps, 5 ring induction hob with oven under and extractor over, part tiled walls, tiled floor, radiator, coved ceiling and wooden double glazed window and door to rear

Shower room

4'4" x 13'0" (1.33 x 3.98)



with low level flush WC, enclosed shower with shower mains, part tiled walls, tiled floor, coved ceiling, heated towel rail and wooden double glazed window to front

Bedroom 1

13'4" x 10'11" (4.08 x 3.33)



with radiator, coved ceiling and wooden double glazed window to rear

Bedroom 2

14'3" x 11'10" (4.36 x 3.62)



with built in wardrobe, radiator, coved ceiling and wooden double glazed window to rear

Bedroom 3

11'7" x 13'10" (3.55 x 4.22)



with radiator, built in wardrobe, coved ceiling and wooden double glazed windows to front

Bathroom

10'6" x 8'5" (3.21 x 2.59)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachments, corner enclosed shower with mains shower, part tiled walls, radiator, coved ceiling and wooden double glazed to side

Double garage



Outside



with gravelled drive for numerous cars, side access to rear garden, lawned area, two ponds, paved area, mature shrubs and trees, vegetable plot and greenhouse

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed: Download 1800 Mbps, Upload 220 Mbps

Mobile coverage: Vodafone 83%, EE 76%, Three 74%, O2 61%

Solar Panels: There are leased solar panels on the property. The lease began on 3rd April 2012 and runs for 25years and 3 months.

ISSUES WITH POTENTIAL IMPACT:

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

Rights and Easements:

Restrictions:

Council tax

Band G

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street. Continue past the green area in Bonllwyn and take the first left hand turn into Aberlash. Continue under the bridge and take the first left, the property can be found on the right hand sign identified by our For Sale board.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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