



Clavadell Caerbryn Terrace, Caerbryn, Ammanford, SA18 3DX

Offers in the region of £450,000

- Large detached bungalow with approximately 6 • 4 bedrooms acres
- 2 reception rooms
- Double glazing
- Front and rear gardens
- Oil central heating
- Off road parking

Ground Floor

with alumium patio doors to

Porch

with windows and tiled floor. Door to

Entrance Hall

with radiator, textured and covered ceiling and hatch to roof space

Lounge

15'6" x 19'9" (4.73 x 6.04)



with electric fireplace, stairs leading to first floor, two radiators, textured and covered ceiling and uPVC double glazed window to front and circular window to side

Dining room

9'1" x 10'3" (2.77 x 3.13)



with radiator, textured and covered ceiling, circular window to side and aluminium patio door into

Conservatory

10'4" x 12'5" (3.16 x 3.80)



with tiled floor, polycarbonate roof, uPVC double glazed windows and door to side

Kitchen

9'0" x 16'3" (2.76 x 4.96)



with base and wall units, stainless steel double bowl sink units with mixer taps, 4 ring induction hob, built in double oven, plumbing for automatic wash machine, part tiled walls, radiator, textured and covered ceiling, serving hatch and uPVC double glazed window to rear

Utility

7'4" x 6'7" (2.26 x 2.03)



with tiled walls, textured ceiling, free standing boiler, and door to side

Sitting Room

14'10" x 10'0" (4.53 x 3.05)



with radiator, textured and coved ceiling and uPVC double glazed patio doors

Bedroom 1

12'8" x 9'3" (3.88 x 2.82)



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

Ensuite WC

5'0" x 4'0" (1.53 x 1.24)



with low level flush WC, pedestal wash hand basin, radiator, extractor fan and textured ceiling.

Bedroom 2

11'10" x 12'6" (3.61 x 3.82)



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

Bedroom 3

11'10" x 6'11" (3.62 x 2.11)



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

Bathroom

9'1" x 8'8" (2.77 x 2.66)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, shower cubicle, shaver point, radiator, textured and coved ceiling and uPVC double glazed window to rear

First Floor

with access to artic space

Bedroom 4

13'9" x 16'2" (4.20 x 4.93)



with two radiators, eaves storage, and two uPVC double glazed windows to rear

Garage

with up and over door and windows to side and door to rear

Outside



with lawned garden to front with mature shrubs and trees, off road parking, side access to rear garden with store shed, two green house, patio area, lawned garden, outside taps and sockets, former dutch barn, stables and sitting in approximately 6 acres

Land



Council Tax

Band F

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel for approximately 2 miles to the village of Llandybie. At the cross roads turn left and travel for a further 2 miles to the top of the village of Caerbryn. Turn left into Penygroes Road and Caerbryn Terrace and the property can be found on the left hand side, identified by our For Sale board.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download 1800 Mbps

Upload 220 Mbps

Mobile coverage: Vodafone 79% EE 78%

Three 66% O2 62%

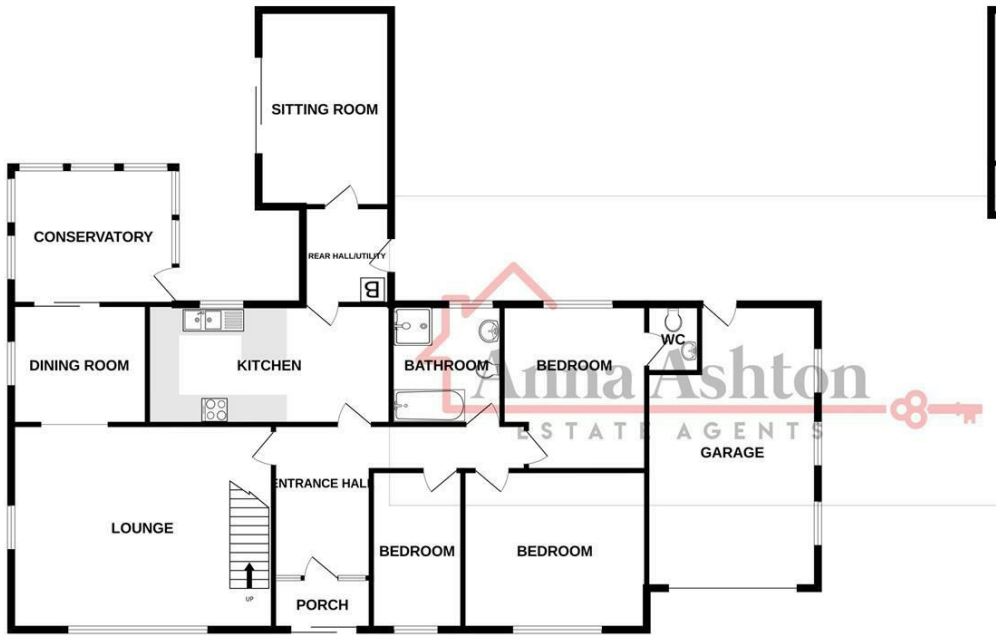
ISSUES WITH POTENTIAL IMPACT:

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

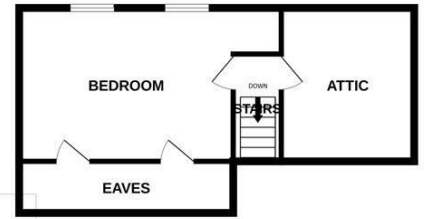
Rights and Easements: none

Restrictions: none

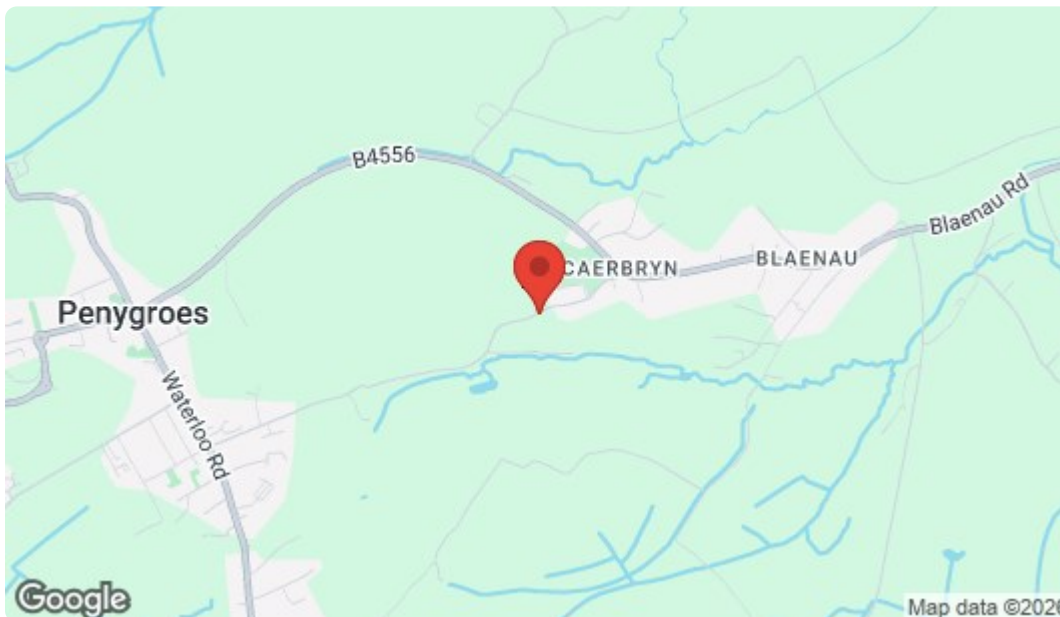
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	69
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.