



16 Maes Yr Helyg, Llandybie, Ammanford, SA18 2SX

Offers in the region of £370,000

- Detached Bungalow
- 2 Reception rooms
- Air source heat pump
- Double garage
- 3 bedrooms one with ensuite
- uPVC double glazing
- Solar panels
- Rear garden

Ground Floor

Porch

Entrance Hall



with radiator, covered ceiling, airing cupboard with hatch to roof space

Lounge

19'10" x 14'0" (6.06 x 4.28)



with electric fireplace, radiator, covered ceiling and uPVC double glazed window to front and side

Dining room

13'10" x 9'11" (4.24 x 3.03)



with radiator, textured and covered ceiling and uPVC double glazed wind to front

Kitchen

17'0" x 11'5" (5.19 x 3.48)



with base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring induction hob with extractor over and oven under, part tiled walls, radiator, textured and covered ceiling, uPVC double glazed window to front and side

Utility

6'7" x 7'3" (2.02 x 2.23)



with base units, stainless steel sink unit with mixer taps, plumbing for automatic washing machine, tiled walls, tiled floor, textured and coved ceiling

Sun Room

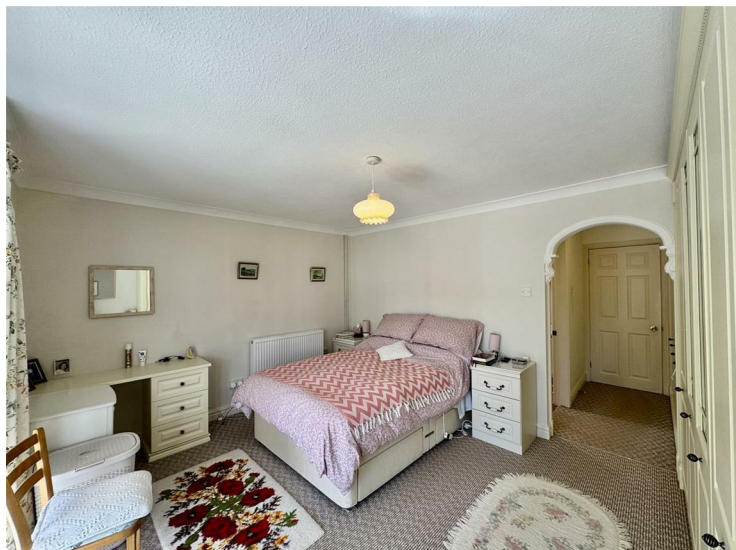
13'5" x 3'10" (4.09 x 1.191)



with radiator and uPVC double glazed window to rear and side

Bedroom 1

11'3" x 13'10" (3.43 x 4.24)



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

Ensuite

6'10" x 8'6" (2.10 x 2.60)



with low level flush WC, pedestal wash hand basin, corner bath with mixer taps, tiled walls, radiator, heated towel rail, extractor fan, coved ceiling and uPVC double glazed window to side

Bedroom 2

10'1" x 9'10" (3.08 x 3.02)



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

Bedroom 3

9'8" x 9'10" (2.96 x 3.01)

with radiator, coved ceiling and uPVC double glazed window rear

Bathroom

8'0" x 9'10" (2.46 x 3.01)



with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure, tiled walls, extractor fan, radiator, heated towel rail, textured and coved ceiling and uPVC double glazed frosted window to side

Outside



with lawned area to front, paved pathway to covered entrance, gravelled side driveway leading to double garage. Gravelled garden, lawned garden and covered paved patio area for seating

Double garage



Material Information

UTILITES:

Air source heat pump

Water Supply:Mains

Sewerage:Mains

Solar panels

Broad Band Speed: Download 46 Mbps, Upload 8 Mbps

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

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 E

NOTE

All internal photographs are taken with a wide angle lens.

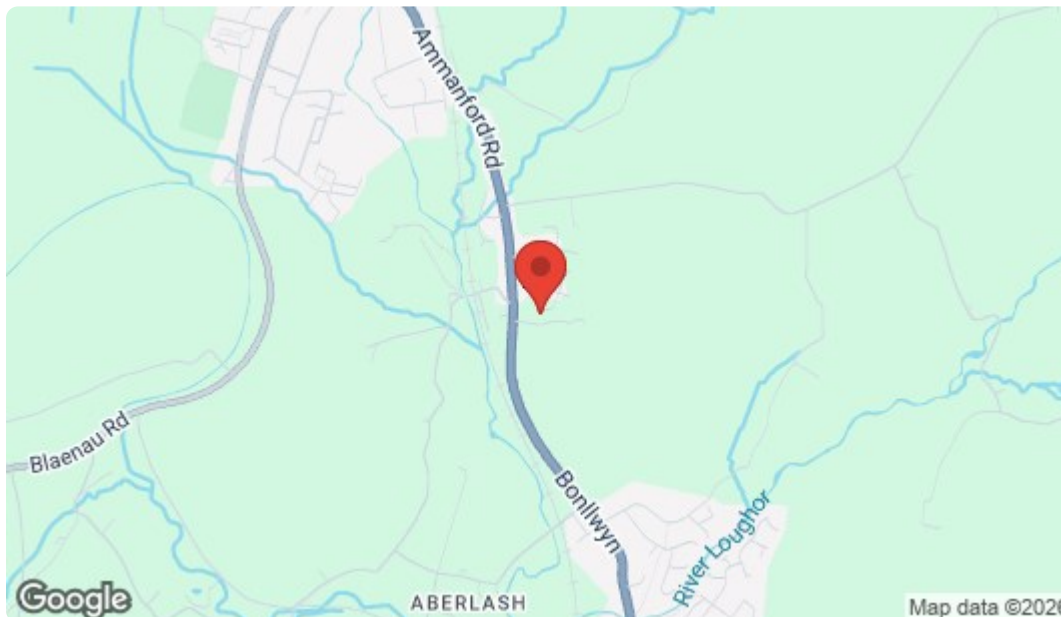
Directions

Leave Ammanford on College Street and travel towards Llandybie. As you enter the village turn right into Heol Ceirios then right again into Ffordd Y Blodau. Turn second left into Maes Yr Helyg then right and follow the road to the end of the cul de sac and the bungalow can be found in the left hand side.

GROUND 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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (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.