

2 Llwyndu Cottages, Pantyffynnon, Ammanford, SA18 2RF

Offers in the region of £230,000

- Semi Detached property
- 2 reception rooms
- uPVC double glazing
- Rear garden
- 3 Bedrooms one with ensuite
- Oil Central heating
- Off road parking

Ground Floor

uPVC double glazed entrance door leading to

Entrance hall

with stairs to first floor, radiator, coved ceiling and under the stairs cupboard

Lounge

13'3" x 12'10" (4.06 x 3.93)



with feature fireplace, two radiators, coved ceiling and door to rear.

Sitting Room

10'3" x 13'8" (3.13 x 4.19)



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

Kitchen

13'3" x 6'8" (4.06 x 2.04)



with breakfast bar, base and wall units, display cabinets, stainless steel sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic dish washer, integrated fridge freezer, tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear.

Conservatory

5'3" x 10'10" (1.61 x 3.32)



with polycarbonate roof, radiator and double glazed windows.

Downstairs WC

4'10" x 2'10" (1.48 x 0.87)



with low level flush WC, tiled floor, coved ceiling, radiator and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, airing cupboard and coved ceiling

Bedroom 1

12'11" x 11'3" (3.94 x 3.44)



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

Ensuite

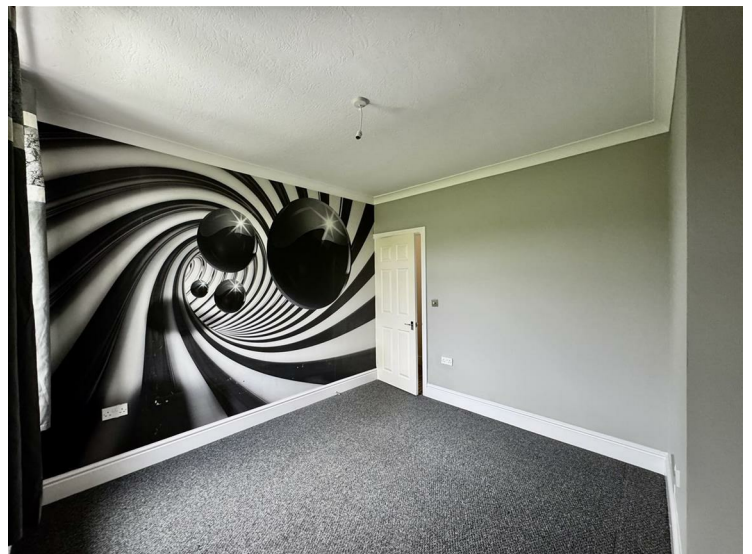
7'11" x 2'5" (2.42 x 0.76)



with low level flush WC, vanity wash hand basin, shower enclosure with mains shower, heated towel rail, extractor fan, textured and coved ceiling.

Bedroom 2

10'10" x 10'7" (3.31 x 3.24)



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

Bedroom 3

10'10" x 9'1" (3.32 x 2.78)



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

Bathroom

9'5" x 5'7" (2.89 x 1.72)



with low level flush WC, pedestal wash hand basin, panelled bath with mixer taps and shower attachments, corner shower enclosure with mains shower, part tiled walls, extractor fan, heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with parking for one car to front, shared side access to rear garden. To rear large paved/ concrete patio areas with brick built utility and store shed, steps leading down to enclosed gravelled area and lawned garden.

Utility

11'5" x 7'0" (3.50 x 2.15)



with plumbing for automatic washing machine, base and wall units, stainless steel sink unit and uPVC double glazed window to front and side.

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Oil central heating

Broad Band Speed: Download- 1800

Mbps, Upload 220 Mbps

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

ISSUES WITH POTENTIAL IMPACT:

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

Rights and Easements:

Restrictions:

Council Tax

Band B

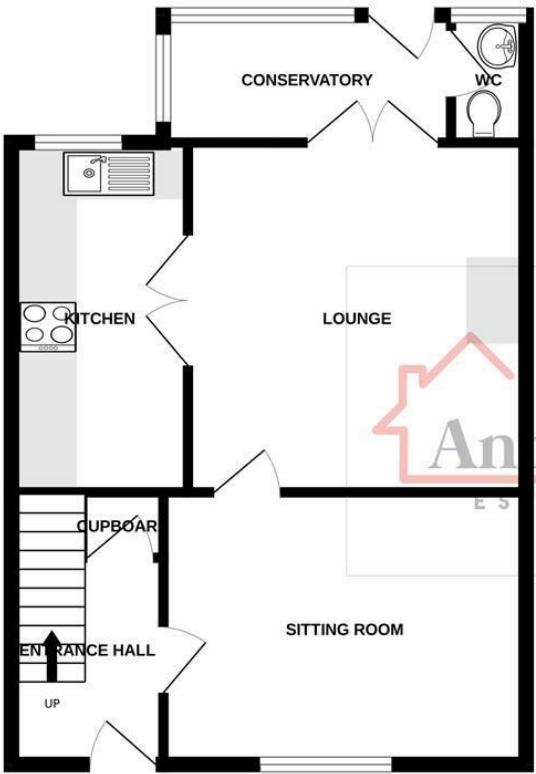
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed straight over the first and second roundabouts, turn left at the third then right and over the river bridge to Betws, continue along Betws road onto Maerdy Road. When you hit the fork in the road turn right down onto Lon-Y-Felin and continue to the bottom of the road and follow the road to the right and continue on the single track road 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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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		
	55	74
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.