Maes Yr Haf

Ammanford, SA18 3TS

- Detached Bungalow
- Garage With Off Road Parking
- Gas Central Heating
- Low Maintenance Front & Rear Gardens
- EPC:C
- Three Bedrooms
- Immaculately Presented
- Freehold Property
- Open Aspect To Rear
- Viewing Highly Recommended

Asking Price £269,950 Freehold

Location

Description

Located Ammanford, this delightful detached bungalow offers a perfect blend of comfort and tranquillity. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.
The bungalow features a modern bathroom, ensuring convenience for all residents. One of the standout features of this property is the ample parking, accommodating several vehicles, along with a detached garage that adds further practicality.
Set against a backdrop of open countryside, the location offers a serene escape from the hustle and bustle of life, while still being within easy reach of local amenities. The picturesque surroundings provide an excellent opportunity for outdoor activities and leisurely walks.
This property is not just a home; it is a lifestyle choice, offering peace and privacy in a beautiful setting. Whether you are looking to settle down or seeking a peaceful retreat, this bungalow is a must-see. Don't miss the chance to make this lovely property your own. EPC:C

Entrance Hallway

4'4" x 9'4" approx
UPVC double glazed entrance door with glazed side panel, build in cupboard with radiator and hanging space, laminate floor, coved ceiling and radiator.

Reception Room

11'2" x 16'1" approx
Laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen/Diner
11'2" x 12'0" approx
Fitted with a modern range of base and wall units, display cabinet, stainless single drainer sink unit with monobloc tap, 4 ring induction hob with extractor over and oven under, intergrated fridge, wall mounted gas boiler (in cupboard) providing domestic hot water and central heating, plumbing for automatic washing machine, part tiled walls, tiled floor, coved ceiling, radiator, uPVC double glazed window to side and uPC double glazed door to side.

Inner Hallway
Heated towel rail and airing cupboard with radiator and slatted shelving.

Bedroom One
14'11" x 11'2" approx
Fitted wardrobes with sliding doors, radiator, laminate floor, coved ceiling and uPVC double glazed window to rear

Bedroom Two
12'10" x 11'2" approx
Laminate floor, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom Three
8'1" x 10'2" approx
Radiator, coved ceiling, hatch to roof space, laminate floor and uPVC double glazed window to side.

Family Bathroom
8'0" x 8'1" approx
With low level flush WC, wash hand basin with cupboard under, panelled bath with central pillar mixer taps, shower enclosure with mains shower, tiled walls, tiled floor, heated towel rail and uPVC double glazed window to side

Externally
To Front: To the front of the property is a well kept low maintenance garden with gravelled area.

To Rear: To the rear of the property there is a low maintenance gravelled garden with views of open countryside.

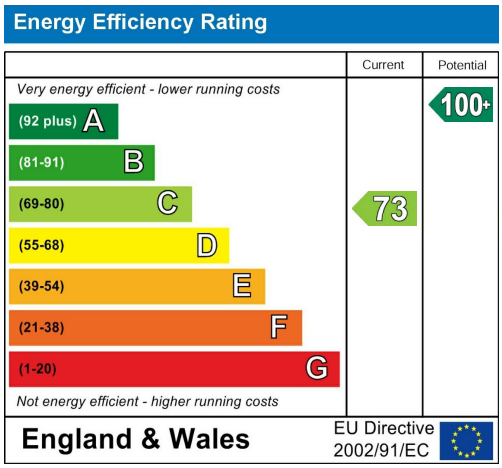
To Side: Tarmac driveway leading down to a detached garage.

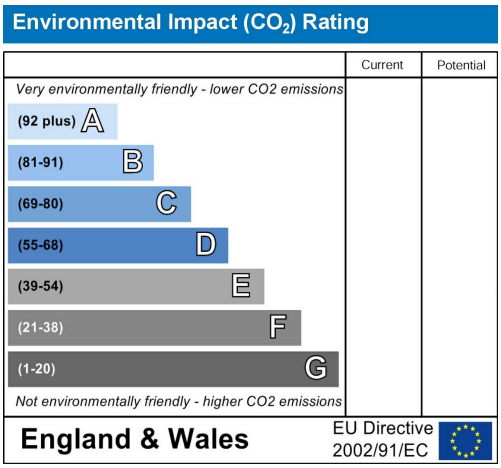
Detached Garage
Power & Lighting with up and over door,

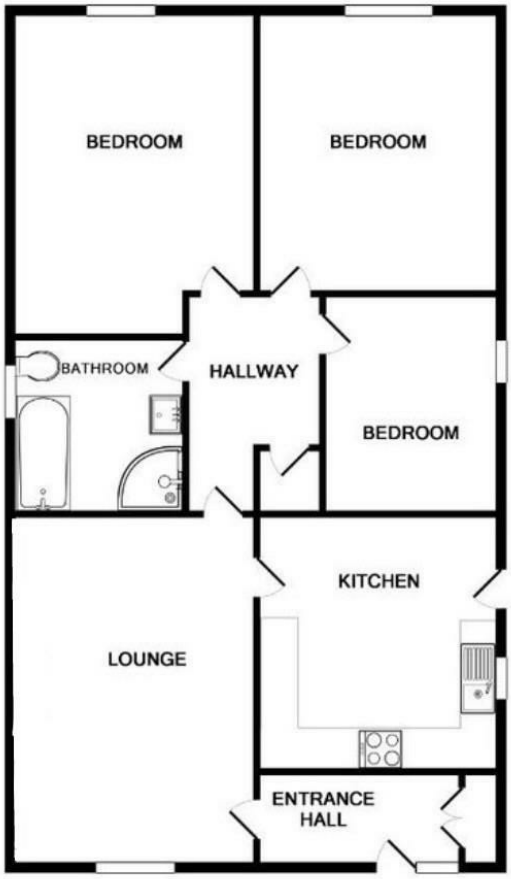
Disclaimer

GENERAL INFORMATION
VIEWING: By appointment with Cymru Estates.
SERVICES: Mains gas, electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

Local Authority Carmarthenshire
Council Tax Band D
EPC Rating C







Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
crosshands@cymruestates.com
www.cymruestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.