

## 12 Heol Dyffryn Aur, Ffos Las, Carway, Carmarthenshire, SA17 4HJ



Offers in the region of £179,995



Immaculately presented semi-detached three bedroom "Hanbury Housetype" located on a section of private road in the Ffoslas development. The property has parking right next to house on the driveway, attention and thought has gone into the pretty landscaped garden.

The property was only built October 2019, with guarantees still in place. Gas central heating rural location with countryside walks and commuting links. Save money on bills, new homes are more efficient.

EPC: B Square Metres: 71 Council Tax Band: C

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## **Entrance Hallway**

Entered via front door into hallway, radiator, door leads to cloakroom and lounge, stairs lead to first floor.



## **Cloak Room**

Fitted with a suite comprising of a low level W.C and wash hand basin, double glazed window to front, radiator.



## **Living Room**

**14'5 x 12'2 (4.39m x 3.71m)**

Double glazed window to front, radiator, under stairs storage area, door to kitchen.



## **Kitchen/Dining Room**

**15'5 x 8'10 (4.70m x 2.69m)**

Fitted with a range of matching base and wall units, 1 1/2 bowl stainless steel sink, integrated oven with gas hob and extractor hood over, space for fridge freezer, space for washing machine, space for dishwasher, part tiled walls, double glazed window to rear, double glazed French doors to rear garden, radiator, dining area.



## **Landing**

Loft access, storage cupboard, doors to:



## **Bedroom One**

**9'8 x 9'6 (2.95m x 2.90m)**

Double glazed window to front with views of Ffos Las Race Course and countryside, radiator, storage cupboard, door to en-suite.



## **En-Suite**

Fitted with a suite comprising of a low level W.C, wash hand basin and shower cubicle, radiator, double glazed window to front, part tiled walls.



## **Bedroom Two**

**9'7 x 7'7 (2.92m x 2.31m)**

Double glazed window to rear, radiator.



## **Bedroom Three**

**7'7 x 6'1 (2.31m x 1.85m)**

Double glazed window to rear, radiator.



## **Bathroom**

Fitted with a suite comprising of a low level W.C, wash hand basin and bath, part tiled walls, radiator, double glazed window to side.



## **Externally**

Front lawn, pathway, side tarmac driveway, access gate and fence to rear garden. Rear garden made up of patio terrace, feature fencing, steps down to lawned area with mature fruit trees and planting. This section of road is private, remainder of main roads are council adopted.

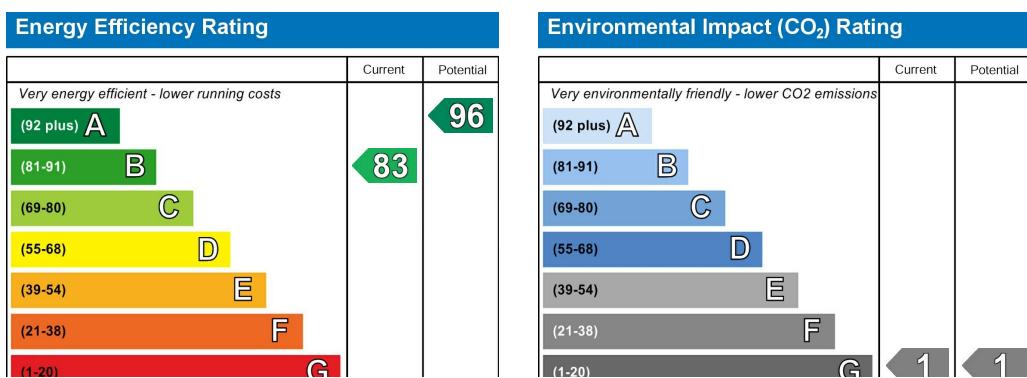


## **Services**

We are advised that all mains services are connected. Annual Management fee £116.40 per annum.

Council Tax Band - C. EPC - B. Freehold.





**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

**NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**

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Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.