

# Mwstwr Y Coed, Maerdy Road, Betws, Ammanford, Carmarthenshire, SA18 2RD



**Reduced to £449,950**



- Spacious Detached Bungalow
  - Rural Location
- 2.5 Acre Paddock (Approx)
  - 2 Reception Rooms
  - 3 Double Bedrooms
- Large Driveway & Garage
  - Freehold
- EPC - F31/ Council Tax Band - F
  - NO ONWARD CHAIN

• The property is subject to an Agricultural Tie. Further Details with Agent

**Mallard**  
chartered surveyors · estate agents · lettings

Proudly supporting  
*maggie's*



1 College Street, Ammanford, Carmarthenshire, SA18 3AB T: 01269 597949 E: ammanford@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Llanelli, Tel: 01554 777007 E: llanelli@mallard-properties.co.uk



naea | propertymark

PROTECTED

Mallard has pleasure in offering For Sale this Spacious Detached 3 Bedroom Bungalow, set in a rural location, with an approximate 2.5 acre paddock, yet convenient for all amenities in Ammanford Town Centre. The accommodation comprises entrance hallway, two reception rooms, kitchen with dining area, utility room, cloakroom, 3 double bedrooms and family bathroom. There is ample parking, large garage, garden and paddock bordered by a stream. The property benefits from oil central heating and wood double glazing. The property is Freehold. Council Tax Band F, EPC - F31. NO ONWARD CHAIN - The property is subject to an Agricultural Tie. For further details please contact the Agent.

## Ground Floor

Entrance door leading to.....

### Entrance Hall

29'6" x 6'6" (9.0 x 2.0)

With radiator and coved ceiling.

### Lounge

17'0" x 13'9" (5.2 x 4.2)

With feature marble fireplace with calor gas fire inset, radiator, coved ceiling, wall lights and wooden double glazed windows to the front and side of the property.



### Sitting Room

17'0" x 12'1" (5.2 x 3.7)

With fireplace, radiator coved ceiling and wooden double glazed windows to the side and rear of the property.



### Kitchen

17'0" x 16'4" (5.2 x 5.0)

With a range of solid wood base and wall units with granite work surface, double drainer stainless steel sink unit with mixer taps, gas hob with extractor overhead, eye level electric double oven, plumbing for automatic dishwasher, spot lighting, corner pantry unit, radiator, coved ceiling, part tiled walls, tiled floor and wooden double glazed window to the rear of the property.



## Utility Room

13'9" x 9'2" (4.2 x 2.8)

With base and wall units, double drainer stainless steel sink unit with mixer taps, plumbing for automatic washing machine, free standing boiler, providing domestic hot water and central heating, two storage cupboards, radiator, coved ceiling, part tiled walls, tiled floor, wooden double glazed window to the side and entrance door leading to the rear of the property.



## Cloakroom

With low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor and wooden double glazed window to the rear of the property.

## Bedroom 1

13'9" x 12'1" (4.2 x 3.7)

With radiator, coved ceiling and wooden double glazed window to the front of the property.



## Bedroom 2

13'9" x 12'5" (4.2 x 3.8)

With radiator, coved ceiling and wood double glazed window to the front of the property.



## Bedroom 3

11'5" x 10'5" (3.5 x 3.2)

With radiator, coved ceiling and wood double glazed window to the rear of the property,





## Bathroom

With low level flush WC, pedestal wash hand basin, corner bath, double shower cubicle, bidet, airing cupboard with radiator, coved ceiling, fully tiled walls and wood double glazed window to the side of the property.



## External

### Front

With gated access to the front of the property via a tarmacadam driveway with parking and turning area, brick built detached garage (7.6 x 5.6) with electricity connected and up and over door, walled front garden, mainly laid to lawn with flower beds.



## Rear

With paved patio area, lawn with flower beds and access to paddock of approximately 2.5 acres bordered by a stream with mature trees.



## Services

Mains electricity, water and drainage. Oil Tank and Propane Gas cylinders for the gas fires and cooking facilities.

## Council Tax

- Band F

## Tenure

The property is Freehold

## LAND

Please note that the land included within the sale has not been officially measured and is an approximate amount of 2.5 acres.

## NOTE

All photographs have been taken using a wide angle lens.

## NOTE

Any appliances and services listed on these details have not been tested.

## VIEWINGS

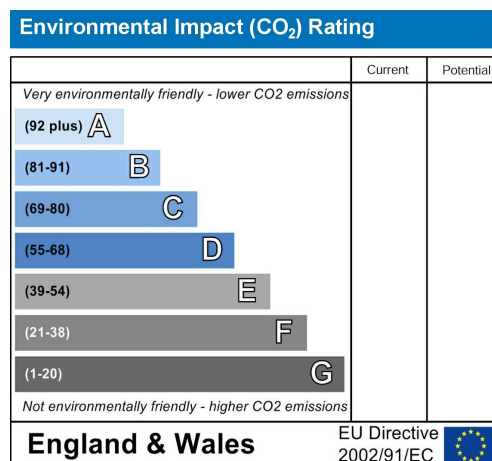
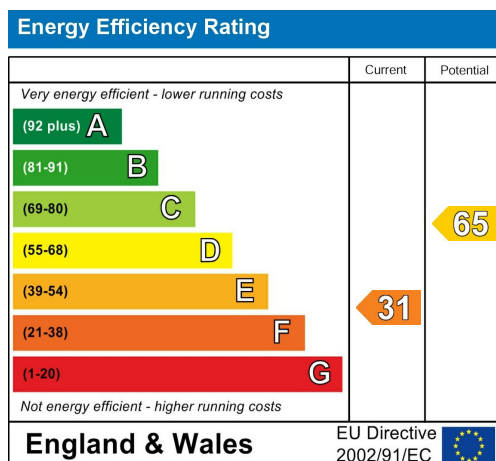
By appointment with the selling agent on 01269 597949 or email [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)

## FACEBOOK

Follow us on facebook, [www.facebook.com/Mallard Estate Agent](http://www.facebook.com/Mallard Estate Agent).

## Directions

Leave Ammanford on Wind Street and at the traffic lights turn left. Continue over the first mini roundabout, left at the second and right at the third. Follow the road for approximately 1 mile then bear right into Maerdy Road and the property can be found on the right hand side identified by our For Sale board.



**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**

### **Chartered Surveyor Services**

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.