Anna Ashton
ESTATE AGENTS

13 Maesquarre Road, Ammanford, Ammanford, SA18 2LF

Offers in the region of £325,000

We have pleasure in offering for sale this spacious detached house set in the village of Betws, approximately 1 mile from Ammanford town centre with its range of shopping, schooling and transport facilities. Accommodation comprises entrance hall, lounge, sitting room, kitchen, conservatory, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, detached garage/workshop and large enclosed rear garden.

Ground Floor
Composite entrance door to

Entrance Hall
with stairs to first floor, radiator and coved ceiling.

Sitting Room
16'4" x 12'7" max (5 x 3.85 max)

with fireplace, under stairs cupboard, dado rail, 2 radiators and uPVC double glazed window to front.

Lounge
16'8" x 11'2" (5.1 x 3.42)

with fireplace in feature surround, built in cupboard, alcove storage, dado rail, laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen
10'0" x 13'7" (3.05 x 4.16)

with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over, built in double oven, integrated fridge, integrated automatic dishwasher, alcove shelving, part tiled walls, tiled floor, beamed ceiling and uPVC double glazed window and door to rear and window to side.

Conservatory
8'9" x 14'1" (2.69 x 4.31)

with glass roof, uPVC double glazed windows, French doors to rear and door to side.

First Floor

Landing
with hatch to roof space, radiator and coved ceiling.

Bedroom 1
11'6" x 8'10" (3.53 x 2.71)

with radiator, textured and coved ceiling and uPVC double glazed window to front.
Built in wardrobe - 1.45 x 2.75 - with hanging rails, shelving and wall mounted gas boiler providing domestic hot water and central heating.

Bedroom 2
7'3" inc to 9'5" x 15'6" red to 9'4" (2.22 inc to 2.89 x 4.73 red to 2.86)

with fitted wardrobes, radiator, coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 3
9'5" x 13'10" (2.89 x 4.22)

with beamed and sloping ceiling, radiator, textured ceiling and uPVC double glazed window to side.

Bathroom
6'7" x 9'5" (2.02 x 2.88)

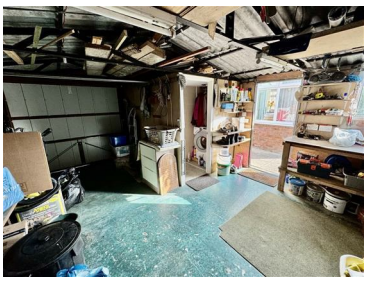
with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure with mains shower, tiled walls, heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

Outside

with lawned garden to front, side drive leading to rear garden with paved patio areas, large lawned garden with mature shrubs and variety of fruit trees, timber shed, timber summer house, green house, store shed and outside light and tap.

Garage/Workshop

17'9" x 8'5" inc to 13'10" (5.42 x 2.59 inc to 4.24)



with up and over door, work surface, shelving, power and light connected and window and door to side.
Utility - 2.36 x 1.65 - with low level flush WC, vanity wash hand basin, plumbing for automatic washing machine, space for tumble dryer, part tiled walls and uPVC double glazed window to side.

Material Information

UTILITES:

Electricity Supply: Mains
Water Supply: Mains - Meter
Sewerage: Mains
Heating: Gas
Broad Band Speed: Download: 1800mbps Upload: 220mbps
Mobile coverage: Vodafone: 83% EE: 76% 3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Rights and Easements: None
Restrictions: None

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street, at the T junction turn right onto Pontamman Road then immediate left into Maesquarre Road. Proceed up the hill and the property can be found on your right hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR

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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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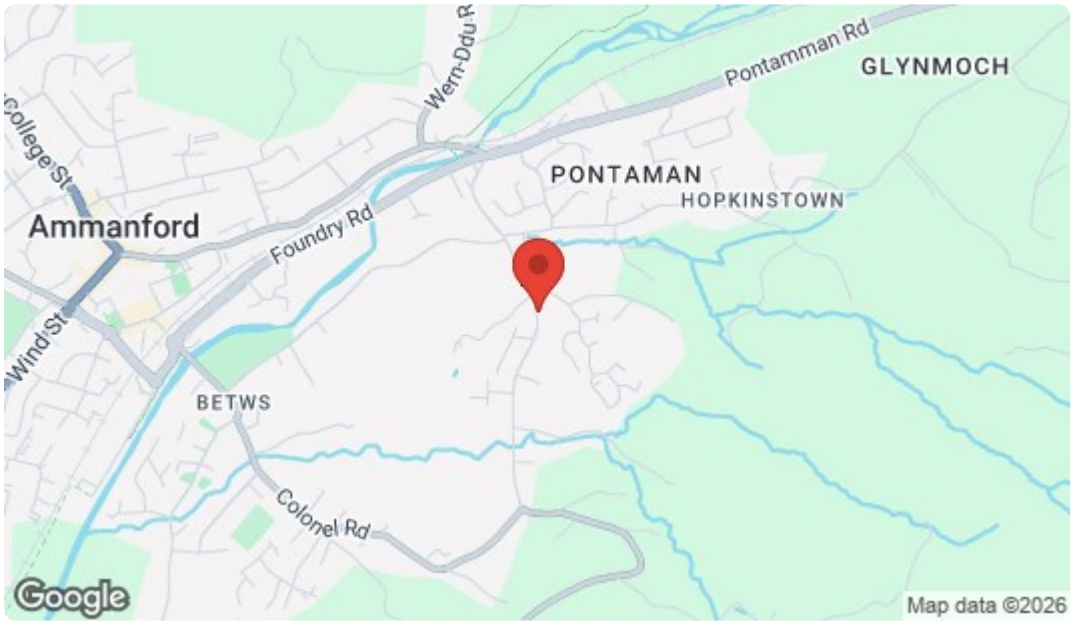

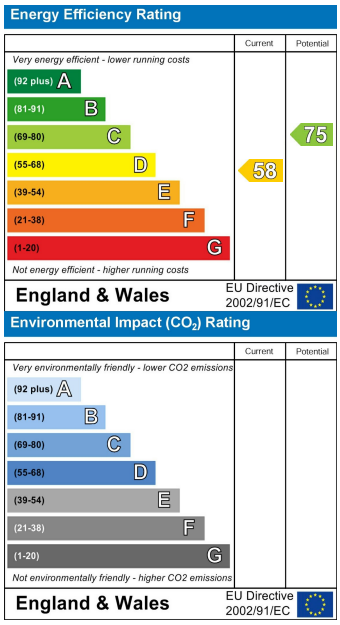

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.