



## **Ashgrove Manor Maesybont, , Llanelli, SA14 7SR**

**Offers in the region of £445,000**

This detached family home offers a perfect blend of space, comfort, and convenience. With five generously sized bedrooms, this property is ideal for families seeking room to grow. The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The property features three well-appointed bathrooms, ensuring that morning routines run smoothly for the entire family. The large detached garage adds to the practicality of the home, offering additional storage or potential for a workshop and the property is also surrounded by gardens, this residence provides a tranquil outdoor space for hosting summer gatherings.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, wood strip floor, dado rail, 2 radiators and coved ceiling.

### Lounge

24'3" x 16'4" (7.41 x 5)



with log burner in feature surround, dado rail, 2 radiators, coved ceiling and uPVC double glazed window to side and front and French doors to rear.

### Kitchen/Diner

13'1" red to 9'6" x 30'2" red to 18'10" (4.01 red to 2.92 x 9.20 red to 5.75)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with Granite drainer and mixer taps, 6 Ring Rangemaster, plumbing for automatic dishwasher, part tiled walls, 2 radiators, downlights, 2 uPVC double glazed windows to rear, one to side and door to side.

## Sun Room

16'6" x 10'5" (5.05 x 3.18)



with upright radiator, 2 roof windows and uPVC double glazed windows and French doors to side.

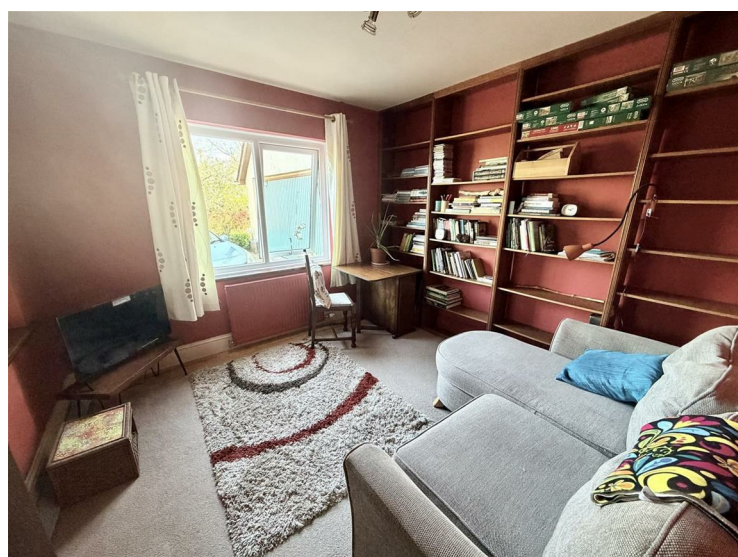
### Utility Room

7'11" x 8'2" (2.43 x 2.51)

with free standing boiler proving domestic hot water and central heating, plumbing for automatic washing machine, hatch to roof space, store cupboard, tiled floor and uPVC double glazed window and door to side.

### Sitting Room

10'9" x 10'10" (3.28 x 3.32)



with book shelves, radiator and uPVC double glazed window to side and front.

## WC

6'1" x 3'11" (1.87 x 1.2)

with low level flush WC, pedestal wash hand basin, spotlights, tiled walls, wood floor, heated towel rail and uPVC double glazed window to front.

## First Floor

### Landing

with hatch to roof space, airing cupboard, coved ceiling and uPVC double glazed window to front.

### Bedroom 1

13'6" x 16'4" (4.13 x 4.99)



with fitted cupboards, spotlights, radiator and uPVC double glazed window to side and rear. Opening to

## Dressing Area

11'8" x 5'4" (3.57 x 1.64)



with built in wardrobes, cupboards, radiator and uPVC double glazed window to front.

## En Suite

10'2" red to 7'8" x 9'10" red to 4'1" (3.12 red to 2.35 x 3.01 red to 1.25)



with fitted WC, bidet, vanity wash hand basin with cupboards under, sunken bath with shower attachment taps, tiled floor, part tiled walls, 2 heated towel rails, extractor fan, spotlights and uPVC double glazed window to front.

### Shower Room

7'3" x 4'11" (2.21 x 1.51)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, tiled walls, tiled floor, extractor fan and uPVC double glazed window to front.

### Bedroom 2

13'2" x 9'1" (4.02 x 2.78)



with radiator and uPVC double glazed window to side and rear.

### Bedroom 3

13'1" x 9'4" (4.01 x 2.86)



with radiator and uPVC double glazed window to side and rear.

### Bedroom 4

9'7" x 10'10" (2.94 x 3.32)

with fitted wardrobes, radiator and uPVC double glazed window to rear.

### Bedroom 5

9'8" x 10'11" (2.95 x 3.34)



with fitted wardrobes and dressing table, radiator and uPVC double glazed window to front and side.

## Bathroom

6'11" x 7'8" (2.12 x 2.35)



Sewerage: Septic Tank

Heating: LPG

Broad Band Speed: Download: 23mbps

Upload: 2mbps

Mobile coverage: Vodafone: 68% EE: 75%

3: 73% o2: 57%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: NONE

Restrictions: NONE

with low level flush WC, pedestal wash hand basin, panelled bath with glass screen and shower attachment taps, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side.

## Outside



with brick paved drive for numerous cars, lawned gardens with mature shrubs and trees, access either side of the property to rear garden with paved patios, decked areas, fish pond, vegetable plots, tiled patios, barbecue and outside tap.

## Detached Garage

20'6" x 17'1" (6.27 x 5.23)

with power and light connected, electric up and over door, attic hatch, 2 uPVC double glazed windows to side and door to side.

## Material Information

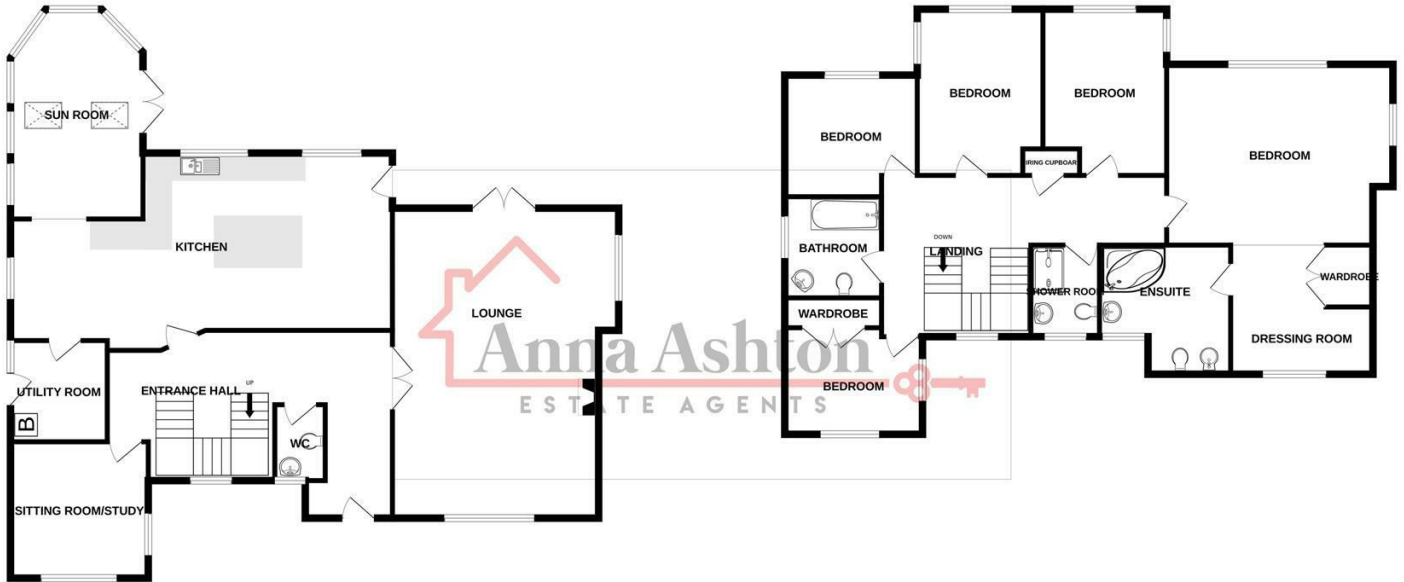
UTILITES:

Electricity Supply: Mains

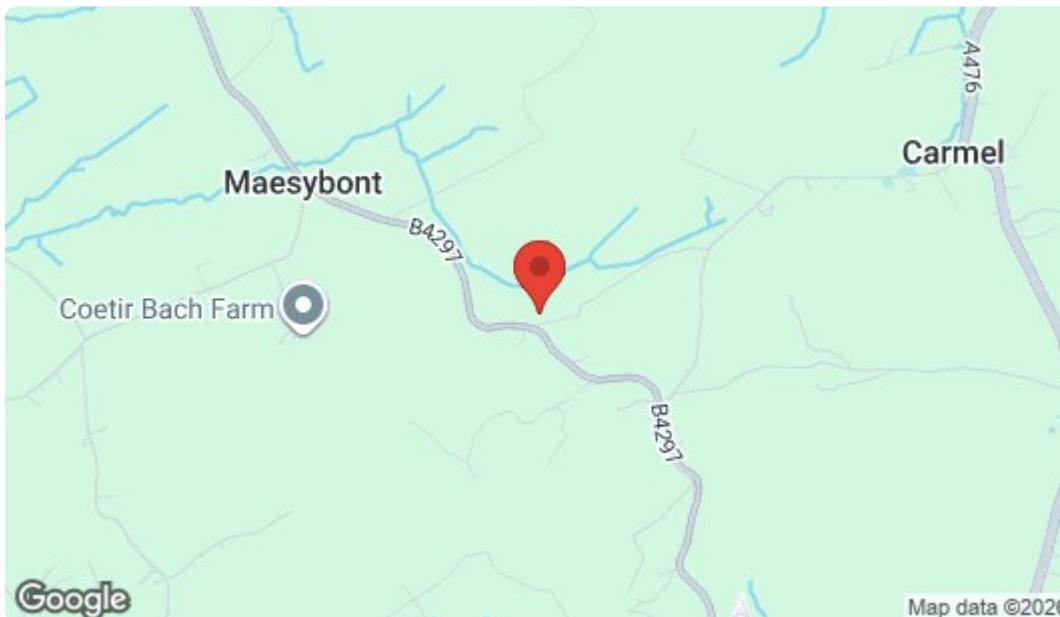
Water Supply: Mains

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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