



**Brynawelon Heol Cennen, Ffairfach, Llandeilo, SA19 6UW**

**Offers in the region of £439,950**

Large detached family home set in the village of Ffairfach set on the edge of the popular market town of Llandeilo. Accommodation comprises entrance hall, lounge, sitting room, dining room, sun room, kitchen/diner, utility room, reception room, 3 double bedrooms and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, front and rear gardens and far reaching views.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, radiator and textured and coved ceiling.

### Sitting Room

11'8" x 11'11" (3.58 x 3.64)



with radiator, textured and coved ceiling and uPVC double glazed bay window to front and internal window to Kitchen/Diner

### Lounge

18'0" x 11'10" (5.51 x 3.61)



with fireplace, radiator, textured and coved ceiling and uPVC double glazed bay window to front.

## Dining Room

11'8" x 11'10" (3.56 x 3.61)



with radiator, textured and coved ceiling, Opening to

### Sun Room

8'2" x 8'10" (2.49 x 2.71)



with radiator, 2 Velux windows either side and uPVC double glazed windows and door to side.

### Downstairs Shower Room

5'5" x 5'8" (1.66 x 1.74)



with low level flush WC, pedestal wash basin, shower cubicle with mains shower, tiled walls, tiled floor, textured and coved ceiling, radiator and uPVC double glazed window to rear.

### Kitchen/Diner

18'2" x 11'10" (5.54 x 3.63)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, integrated automatic dishwasher, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

### Utility

9'9" x 9'10" (2.98 x 3.02)



with range of fitted base units, stainless steel single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window and door to rear.

### Reception Room

20'2" x 9'11" (6.16 x 3.04)

with wall mounted boiler providing domestic hot water and central heating, hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed Patio doors to front.

### First Floor

#### Gallery Landing

with hatch to roof space, built in airing cupboard, radiator, textured and coved ceiling and uPVC double glazed window to rear and circular window to front.

### Bedroom 1

11'10" x 11'11" (3.61 x 3.64)



with 2 built in cupboards, radiator, textured and coved ceiling and uPVC double glazed window to rear.

### Bedroom 3

15'6" x 11'10" (4.74 x 3.63)



with radiator, textured and coved ceiling and uPVC double glazed bay window to front.

### Bedroom 2

14'0" x 11'10" (4.27 x 3.61)



with 2 built in cupboards, radiator, textured and coved ceiling and uPVC double glazed bay window to front.

### Bathroom

11'11" x 11'11" (3.64 x 3.64)



with low level flush WC, pedestal wash hand basin, tiled bath, shower cubicle with mains shower, tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Outside



with lawned garden to front, sweeping tarmac driveway to front, side access either side of the property to rear garden with patio area, several steps up to lawed garden with pond and far reaching views of the countryside.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download 15mbps

Upload: 1mbps

Mobile coverage: Vodafone: 72% EE: 75%

o2: 59%% 3: 72%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements:

Restrictions:

## Council Tax

Band F

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel for approximately 3 miles through the village of Llandybie towards Llandeilo, travel through Derwydd into Ffairfach and the property can be found on the right hand side identified by our For Sale board.

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>		
(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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.