



Ashgrove Manor Maesybont, , Llanelli, SA14 7SR

Offers in the region of £445,000

- Detached family home
- 2 reception rooms
- uPVC double glazing
- Detached Garage
- 5 bedrooms
- LPG central heating
- Off road parking for several cars
- Surrounding gardens

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.

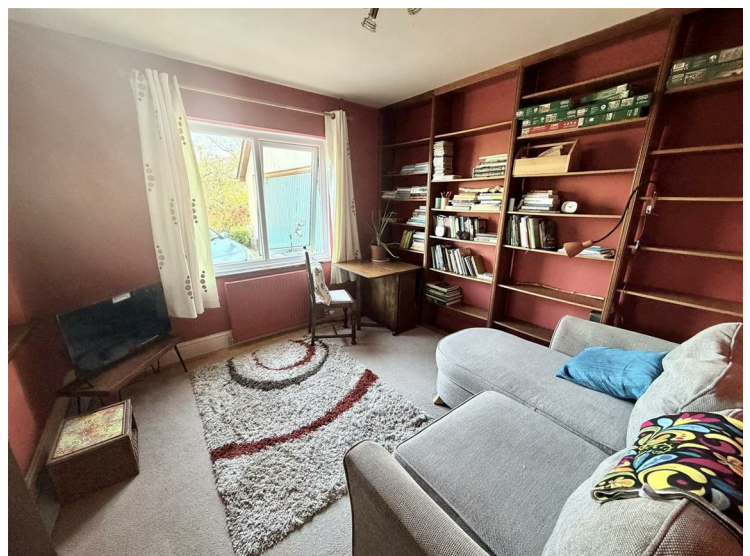
Utility Room

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)



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

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

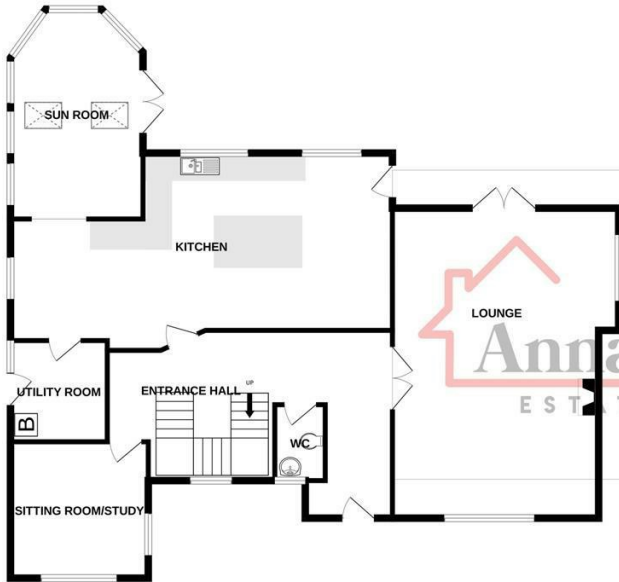
Restrictions: NONE

Directions

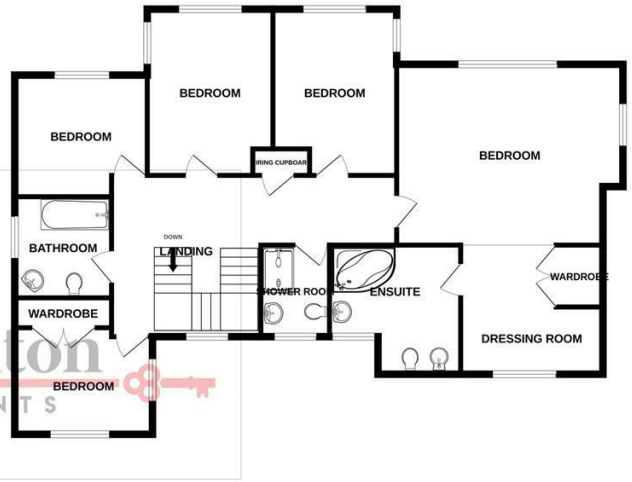
What3words: archduke.riders.sizes

Leave Ammanford on College Street and travel 2 miles to the village of Llandybie. Turn left onto Blaenau Road and travel approximately 3 miles to the cross roads in Penygroes. Turn right onto Gate road and continue to the end of the road. Turn right then left onto the B4297 towards Maesybont and after approximately 1.2 miles the property can be found on the right hand side, identified by our For Sale board.

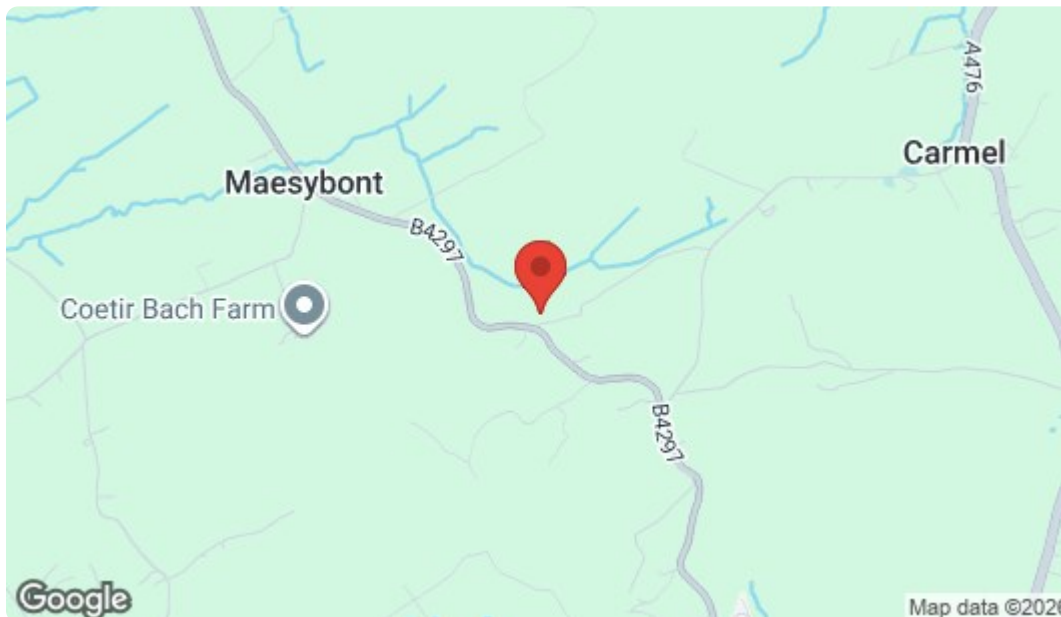
GROUND FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	40	53

Please note:

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