Anna Ashton
ESTATE AGENTS

22 Maes Yr Haf, , Ammanford, SA18 3TR

Offers in the region of £195,000

- Semi Detached bungalow
- Gas central heating
- Off Road parking
- 3 Bedrooms
- uPVC double glazing
- Front and rear garden

Ground Floor
with uPVC double glazed entrance door leading to

Entrance hall
with radiator, hatch to roof space, tiled floor, coved ceiling and two cupboards

Lounge
16'7" x 11'7" (5.06 x 3.55)

with feature fireplace, radiator, coved ceiling and uPVC double glazed windows to front and side

Kitchen
6'10" x 11'6" (2.10 x 3.52)

with base and wall units, one bowl stainless steel sink unit with mixer taps, 4 ring electric hob with extractor over an oven under, plumbing for automatic washing machine, tiled walls, tiled floor and uPVC double glazed window and door to side

Bedroom 1
13'10" x 8'11" (4.23 x 2.72)

with radiator and uPVC double glazed window to rear

Bedroom 2
9'10" x 8'5" (3.00 x 2.58)

with radiator, coved ceiling and uPVC double glazed window to rear

Bedroom 3
8'8" x 8'10" (2.66 x 2.70)

with radiator, tiled floor and uPVC double glazed window to front

Bathroom
6'7" x 6'6" (2.02 x 2.00)

with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mixer taps, electric shower, tiled walls, tiled floor, extractor fan, heated towel rail, coved ceiling and uPVC double glazed window to rear

Outside

with mature shrubs and trees, paved area and gravelled area to front, driveway to side, side access leading to rear garden with lawned area, wooden workshop with power and light connected and a block built shed

Shed
7'6" x 3'5" (2.29 x 1.05)
with uPVC double glazed window to front

Material Information
UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed: Download- 1800 Mbps, Upload- 220 Mbps
Mobile coverage: Vodafone- 80%, Three- 77%, EE 74%, O2-62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk
Rights and Easements:
Restrictions:

Council Tax
Band C

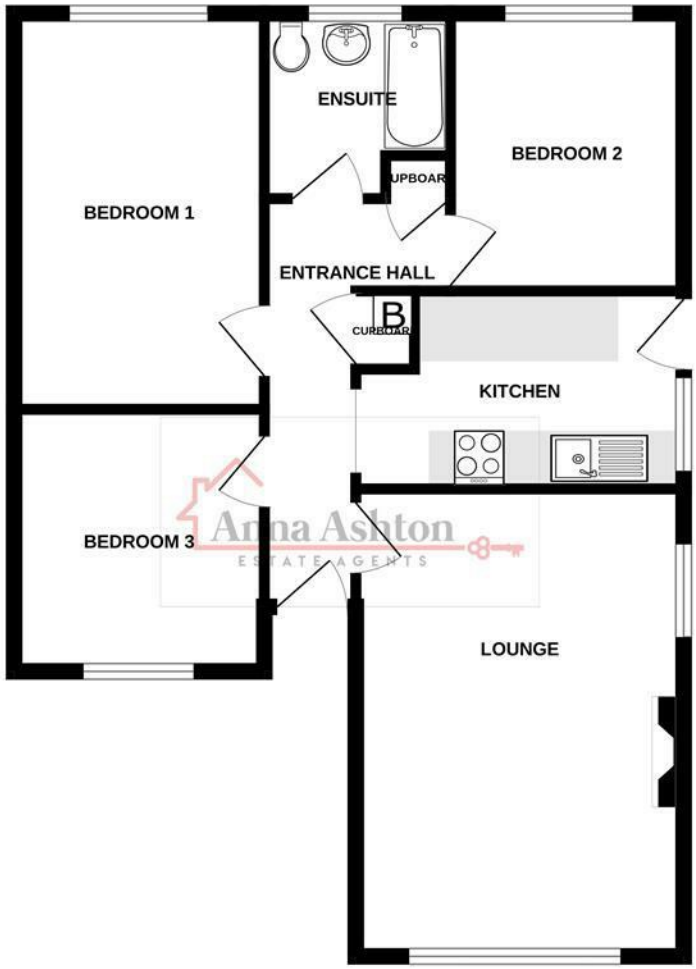
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street then turn third left into Station Road. Take the second turning right towards the railway station. Proceed up the hill then turn first right into Maes Yr Haf, then turn first right and the property can be found on your left hand side identified by our For Sale board.

GROUND 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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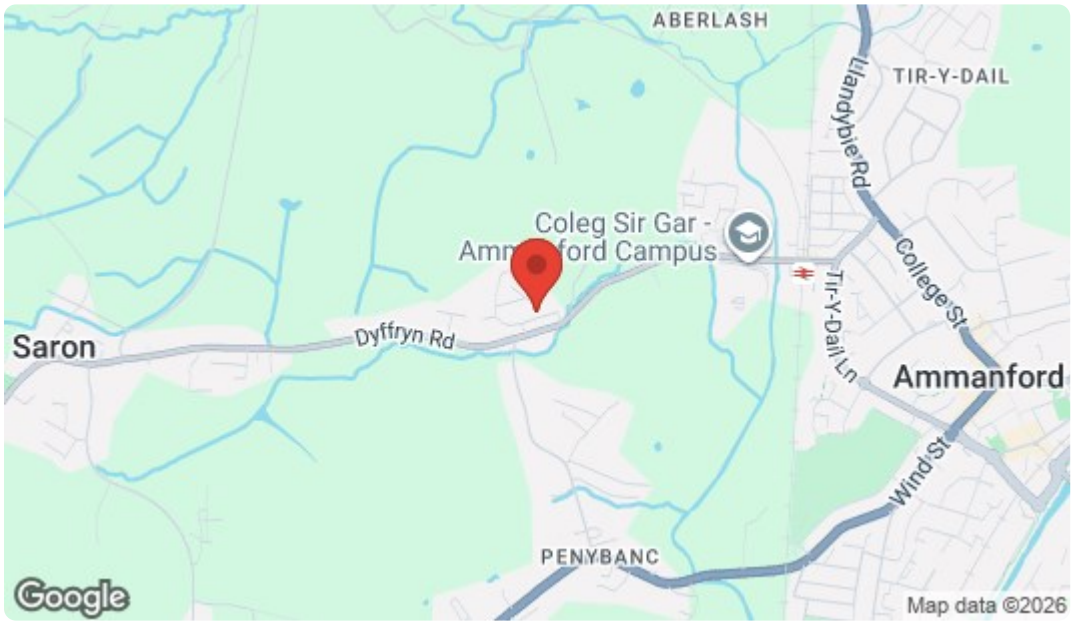

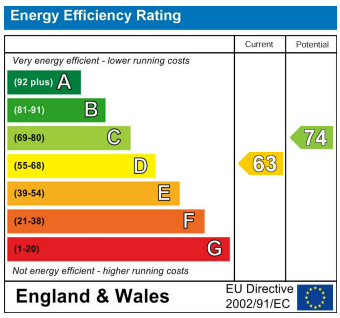

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.