



**9 Fairoak, Ammanford, Ammanford, SA18 2JT**

**Offers in the region of £265,000**

A detached bungalow set in a quiet cul de sac within one mile of Ammanford town centre with its range of schooling, shopping and transport facilities. the M4 motorway is approximately 4 miles distant making the major towns of Carmarthen, Llanelli and Swansea within easy commuting distance. Accommodation comprises porch, entrance hall, lounge, dining room, kitchen, utility, shower rom, WC, bathroom and 3 bedroom. The property benefits from gas central heating, off road parking, garage, front and rear gardens.

## Ground Floor

with uPVC double glazed entrance door leading to

## Porch

## Entrance hall

with hatch to roof space, radiator, airing cupboard, textured and coved ceiling

## Lounge

12'11" x 14'9" (inc 16'9") (3.94 x 4.52 (inc 5.11))



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

## Dining Room

6'6" x 11'3" (2.00 x 3.44)



with textured and coved ceiling, wooden single glazed windows to side and front with doors leading to

## Kitchen

7'10" x 9'4" (2.39 x 2.86 )



with base and wall units, part tiled walls, wall mounted boiler, textured ceiling, radiator and uPVC double glazed window to front

## Utility

9'6" x 11'5" (2.92 x 3.48 )



with base and wall units, stainless steel sink unit with mixer taps, tiled walls, radiator, textured ceiling and uPVC double glazed windows to front

### Shower Room

7'8" x 3'8" (2.35 x 1.13)



with low level flush WC, corner shower enclosure, textured ceiling, radiator and uPVC double glazed window to side

### Bedroom 2

8'7" x 13'1" (2.64 x 3.99 )



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

### Bedroom 1

11'9" x 9'4" (3.59 x 2.87 )



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

### Bedroom 3

8'9" x 9'8" (2.67 x 2.97 )



with textured and coved ceiling, radiator and uPVC double glazed window to side

## Bathroom

5'8" x 6'1" (1.73 x 1.86)



with pedestal wash hand basin, panelled bath with shower attachments, tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window to side

## WC

2'8" x 6'1" (0.82 x 1.86 )



with low level flush WC, tiled walls, tiled floor and uPVC double glazed window to side

## Outside



with gravelled area to front, paved driveway for off road parking leading to garage, side access to enclosed rear garden with further paved area and gravelled area.

## Garage



with an up and over door, window to rear, door to side, power and light connected

## Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed: Download 80 Mbps,  
Upload 20 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 D

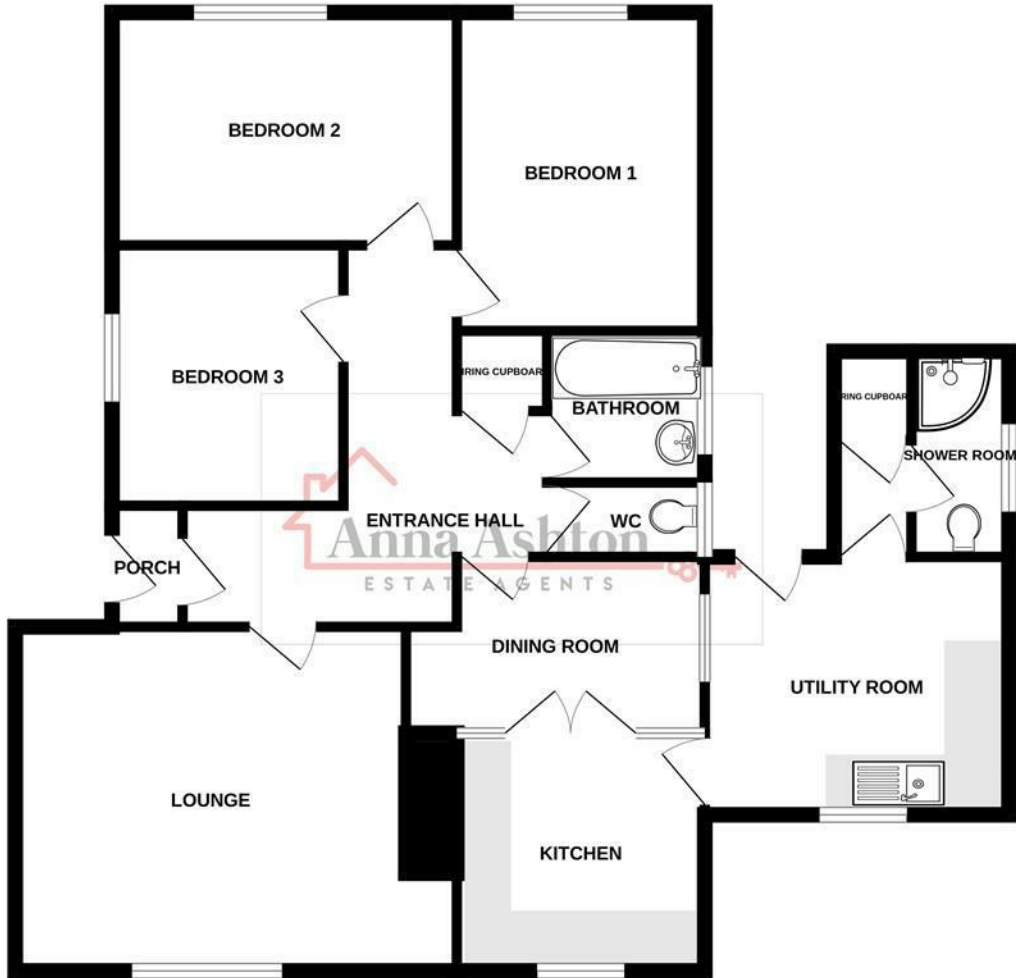
#### **NOTE**

All internal photographs are taken with a wide angle lens.

#### **Directions**

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Turn first right into James Griffiths Road then second left into Fair Oak and the property can be found on the directly in front in the right hand side corner, 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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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.