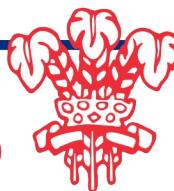


EVANS BROS.

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Mwstwr Y Coed, Maerdy Road, Ammanford, Carmarthenshire, SA18 2RD

Offers Around £435,000

A delightful 1.96 ACRE FREEHOLD SMALLHOLDING comprising an impressive well maintained and very conveniently set 1,786 sq ft 3 BED DETACHED BUNGALOW (built circa 1994 & SUBJECT TO A RURAL ENTERPRISE CONDITION see Agents Notes) with 2 LIVING ROOMS, FULL OIL CENTRAL HEATING & DOUBLE GLAZING. The bungalow is in VERY GOOD ORDER and is complemented by a generous 496 SQ FT GARAGE / WORKSHOP, perfect for hobbyists for those in need of additional storage. The location on Maerdy Road is particularly appealing, situated just 1.6 MILES from the town centre of Ammanford, 18.5 MILES FROM CARMARTHEN and just 12 miles from Swansea. Empty property – No onward chain. Recommended.

LOCATION & DIRECTIONS

What3Words Location ///quilting.amicably.cakes Conveniently set at OS Grid Ref SN 629 103 in a slightly set back position adjacent to Maerdy Road (a council maintained "C" road) between Ammanford and Garnswllt; being approx 1.6 miles from the former and approx 1 mile from the latter. Ammanford is now a sizeable and popular town with good amenities including a train station, several large supermarkets, leisure centre etc. From the Tesco store at Ammanford, take the A474 north for approx 50 yard and turn right into Park Street. Continue for approx 200 yard and at the 90 degree bend, bear right into Bettws Road and proceed for approx 1 mile. Approx 100 yards after Treforis, the road will climb a short incline and bear right into Maerdy Road. Continue for approx 3/4 of a mile and the property will be seen on the right - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was built in the early 1990s of brick / block cavity walls under a duo-pitched roof to provide the following spacious and very well maintained accommodation. **LARGE FRONT ENTRANCE HALLWAY** with a good sized walk-in storage cupboard to the side.

LIVING ROOM

16'3" x 15'1" (4.97 x 4.60)



With dual aspect picture windows to the front and side and a feature inset fire in a marble fireplace with a matching hearth. Ample power points.

KITCHEN / BREAKFAST ROOM

16'5" x 16'2" (5.01 x 4.94)



A very spacious room with an Italian style tiled floor and fitted with a good range of French Oak base and eye level units inc a double electric oven, a propane gas hob, an integrated fridge / freezer and space for a dishwasher. Integrated spotlights, large picture window overlooking the rear paddock and ample space for a dining table.

DINING ROOM

16'3" x 12'2" (4.96 x 3.73)



Another dual aspect room with an inset fire in a wooden surround.

UTILITY ROOM

13'3" x 8'5" max (4.04 x 2.58 max)



Matching Italian style tiled floor and a neatly set Worcester Heatslave oil fired boiler for both the central heating and domestic hot water. Ample storage cupboards to the side. Glazed rear door.

SEPARATE WC

4'9" x 3'3" (1.45 x 1.00)



Tiled floor with a WC and wall mounted wash hand basin.

FRONT DOUBLE BEDROOM 1

13'5" x 11'10" (4.11 x 3.62)



A spacious room with a picture window to the front.

FRONT DOUBLE BEDROOM 2

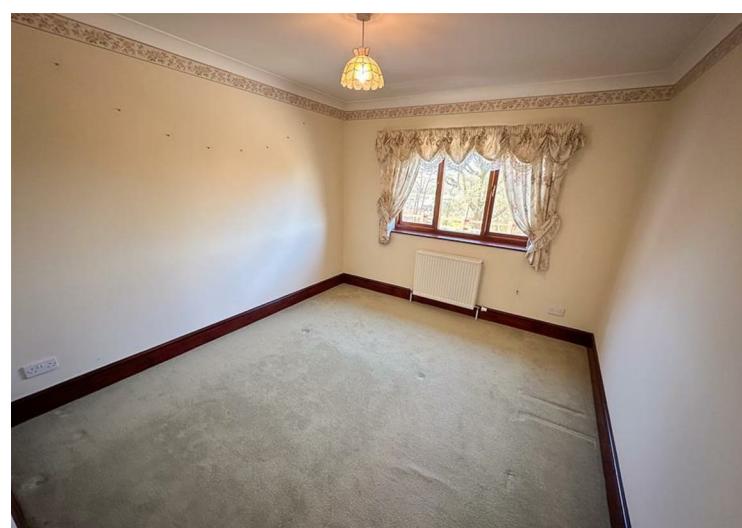
13'6" x 10'4" (4.12 x 3.16)



A spacious room with a picture window to the front.

REAR DOUBLE BEDROOM 3

11'4" x 10'2" (3.47 x 3.11)



FAMILY BATHROOM

12'9" x 7'0" (3.91 x 2.14)



A beautiful fully tiled room with a cream coloured 5 piece bathroom suite comprising a corner bath, WC, bidet, pedestal washbasin and good sized shower cubicle. Good sized storage cupboard to the side.

EXTERNALLY

To the front of the dwelling, there is a good sized tarmac hardstanding big enough for at least 5 cars (with an electric powered gate) while to the rear there is a full width paved patio overlooking the paddock. To the side, there is a DETACHED block built DOUBLE GARAGE / WORKSHOP comprising a 5.66m x 5m garage space and a 5.12m x 1.51m storage space off. We estimate the grounds are equally split between the grazing and the wooded area.

SERVICES

Mains electricity, water and drainage. Full OIL fired central heating. Propane gas for cooking. Full hardwood double glazed doors and windows.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band F and that

the Council Tax payable for the 2024 / 2025 financial year is £2,958 which equates to approximately £246.50 per month before discounts.

AGENTS NOTES

Please note that the property is subject to a Rural Enterprise Occupancy restriction, limiting the occupancy of the dwelling to those

- a) Solely or mainly working or last working in a rural enterprise in the locality where there is/was a defined functional need: or if it can be demonstrated that there are no such eligible occupiers, to those;
- b) Who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either a) and b):
- c) widows, widowers, or civil partners of the above and any resident dependants.

A copy of the planning restriction is available from ANY Evans Bros office on request, but in summary the property must be occupied by a person "solely or mainly working OR last working on a rural enterprise in the locality" OR a person who would be eligible for affordable housing OR widows, widowers or civil partners of the above and any resident dependents".

What counts as a "rural enterprise"? This usually includes Agriculture, Forestry, Horticulture, Equestrian businesses or other land-based or countryside enterprises that require on-site presence.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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