



House - Semi-Detached (EPC Rating: ) Freehold

**MAESGLAS, LLANDOVERY, SA20 0DH**

Offers In The Region Of

**£215,000**

# 3 Bedroom House - Semi-Detached located in Llandovery

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom Semi Detached House located within a short walking distance of the old market town of Llandovery offering local amenities of a public house, cafe's, post office, cottage hospital, GP surgery, primary school and the main Heart of Wales Railway line. The accommodation comprises, entrance hall, lounge with archway to dining area, kitchen, rear hallway leading to utility room on the ground floor with 3 bedrooms and family bathroom located on the first floor. Externally there is a front garden with driveway to the side providing ample parking leading to an enclosed level rear garden backing onto farmland with a brick built storage building, workshop summerhouse and glasshouse. The property benefits from gas central heating and uPVC double glazing (newly installed).

Council Tax Band- C. Freehold. EPC-TBC. Ideal for First Time Buyer.

## Ground Floor

With side entrance door leading into...

## Entrance Hall

With radiator, stairs to first floor with under stairs storage.

## Lounge with Large Archway Opening into Dining Area

2.0 x 4.2 (red to 3.0) (6'6" x 13'9" (red to 9'10"))

With two radiators, fireplace with oak mantle above and multi fuel wood/coal log burner (newly installed DEFRA approved) and window to the front of the property.

## Kitchen

4.6 x 2.1 (15'1" x 6'10")

With a range of base and wall units, one and a half bowl sink unit with mixer taps, Rangemaster dual fuel cooking range, extractor above, space for dishwasher, space for fridge/freezer, display cabinet with open shelving, radiator, part tiled walls, and window to the rear of the property.

## Rear Hallway

Leading to...

## Utility Room

2.39 x 1.85 (7'10" x 6'0")

With base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, low level WC, extractor fan, part tiled walls and window to the side of the property.

## First Floor

### Landing Area

With hatch to roof space with pull down ladder, fully boarded with lighting, half landing with window to the rear of the property.

## Bedroom 1

3.63 x 3.28 (11'10" x 10'9")

With radiator, built in wardrobes and window to the front of the property.

## Bedroom 2

3.63 x 3.28 (11'10" x 10'9")

With radiator, built in wardrobes and window to the front of the property.

## Bedroom 3

2.74 x 2.41 (8'11" x 7'10")

With radiator, cupboard housing gas boiler providing domestic hot water and central heating and window to the rear of the property.

## Bathroom

1.8 x 2.0 (5'10" x 6'6")

With low level flush WC, pedestal wash hand basin, "P" shaped bath with glass screen, centre taps with shower attachment, radiator, Respatex walls tiled floor and window to the rear of the property.

## External

Front: With front garden, side driveway with ample parking for several vehicles leading to side door gate and rear garden area.

Rear: With enclosed rear garden mainly laid to lawn, paved patio area, backing onto farmland, brick built storage & workshop, summerhouse and glasshouse.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

- Band C

## TENURE

Freehold



#### **NOTE**

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

#### **VIEWINGS**

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

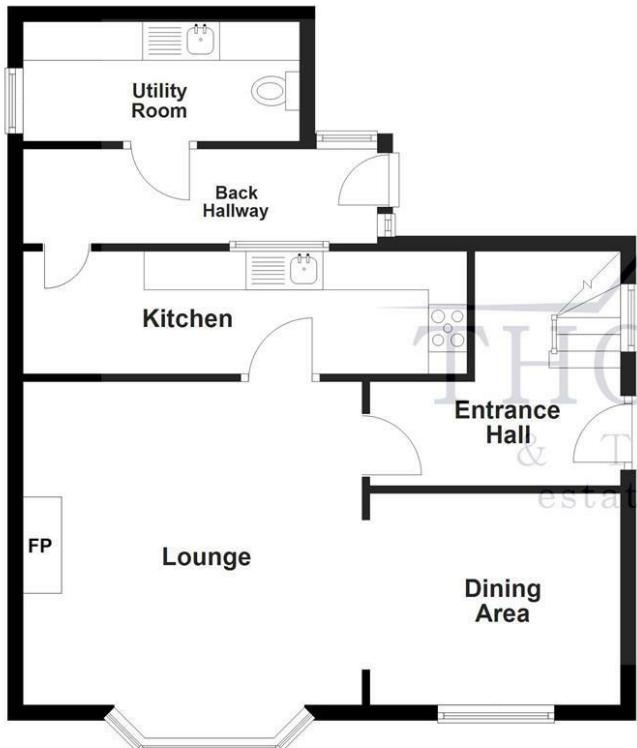
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#### **Directions**

Leave Ammanford along College, continue through the small villages of Bonllwyn, Llandybie and Llandeilo signposted A40 to Llandovery, continue along Tywi Avenue and onto Queensway, turn left into Kings Road and first left into High Street, then left again onto Gelli Deg which will lead into Maesglas where the property can be located on the right hand side.



## Ground Floor



## First Floor

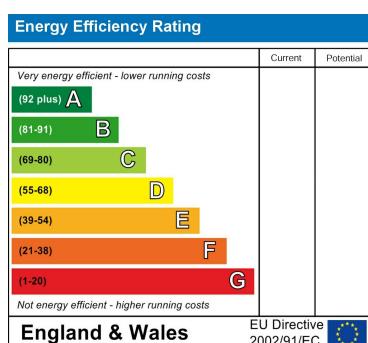


Total area: approx. 105.3 sq. metres (1133.7 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

**01269 597949**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.