



House - Detached (EPC Rating: C) Freehold

LLANDYFAN, AMMANFORD, SA18 2UD

Offers In The Region Of

£440,000

4 Bedroom House - Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this attractive and immaculately presented four-bedroom family home. Set on a generous plot, the property stands proudly in the charming hamlet of Llandyfan, surrounded by stunning scenery, including the historic 13th-century Carreg Cennen Castle, located at the foothills of the Brecon Beacons National Park. The accommodation comprises, entrance hall, lounge, sitting room/play room, open plan kitchen/dining area, utility room, and cloakroom on the ground floor, with a spacious landing area, master bedroom with en-suite, three additional double bedrooms, and a family bathroom located on the first floor. The rear garden offers panoramic views to open countryside and includes a summer house, shed, and a single garage with electricity. The property benefits from oil central heating and uPVC double glazing. The Vendors will consider a part exchange.

Council Tax Band - F. Freehold. EPC - C76. VIEWING HIGHLY RECOMMENDED

Ground Floor

With covered entrance porch with uPVC double glazed door leading into...

Entrance Hallway

With stairs to first floor, under stairs cupboard and oak floor with underfloor heating.

Lounge

5.89 x 3.76 (19'3" x 12'4")

With oak flooring, underfloor heating, two windows to the front and one window to the side of the property.

Sitting Room

3.76 x 3.07 (12'4" x 10'0")

With oak flooring, underfloor heating and two windows to the front.

Cloakroom

With low level flush WC, corner pedestal wash hand basin, extractor fan, part tiled walls, oak flooring with underfloor heating.

Kitchen/Dining Room

10.15 x 3.86 (33'3" x 12'7")

With a range of base and wall units, centre Island, one and a half bowl stainless steel sink unit with mixer tap and instant hot water tap, 5 ring gas hob with extractor fan above, double eye level electric oven and grill, integrated dishwasher, American Style fridge/freezer, part-tiled walls, a ceramic tiled floor with underfloor heating, two windows and French doors leading to the spacious living/dining area overlooking the rear of the property.

Utility Room

2.69 x 2.69 (8'9" x 8'9")

With a range of base and wall units, a stainless steel single drainer sink unit, plumbing for an automatic washing machine, and space for a tumble dryer. Includes a built-in cupboard, a freestanding oil boiler providing domestic hot water and central heating and a double glazed door leading to the side of the property.

First Floor

Landing

Spacious landing area with hatch to roof space, airing cupboard housing the hot water cylinder and providing additional storage, two radiators and two windows to the front.

Bedroom 1

5.86 x 3.88 (19'2" x 12'8")

With radiator, fitted wardrobes with sliding doors and two windows to the rear.

En-suite

With low-level flush WC, pedestal wash hand basin, double shower with self cleaning glass, heated towel rail, extractor fan, laminate floor, part "Respatex" walls and window to the side.

Bedroom 2

4.38 x 3.77 (14'4" x 12'4")

With radiator and two windows to the front.

Bedroom 3

3.87 x 3.75 (12'8" x 12'3")

With radiator and window to the rear.

Bedroom 4

3.76 x 3.58 (12'4" x 11'8")

With radiator and two windows to the front.

Bathroom

3.75 x 2.18 (12'3" x 7'1")

With low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle with self cleaning glass, heated towel rail, extractor fan and window to the side.

External

Front: Lawned garden with shrubs and bushes, paved area, with side garden mainly laid to lawn.

Rear: Rear hardstanding and parking for several cars. Single garage (5.07 x 3.22) with electric roller shutter door, electricity connected, door and window to the side. Summer house and shed (3.6 x 3.4) with electricity connected and aluminium framed bi-fold doors to front.

Services

Mains electricity and water with Private drainage & Oil Tank.

**Council Tax**

- Band F

Tenure

Freehold

NOTE

All photographs have been taken with 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

Social Media

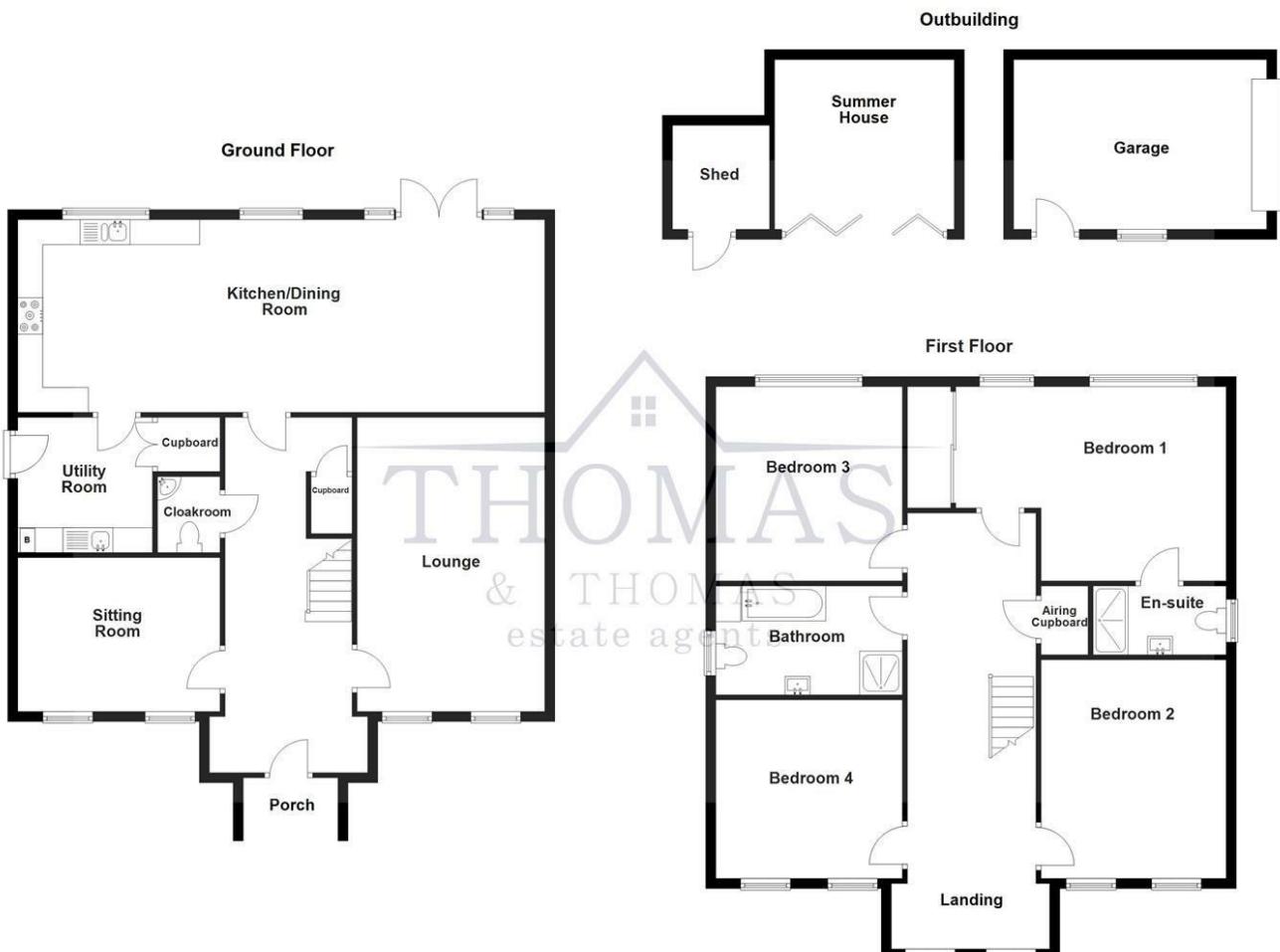
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Directions

Leave Ammanford on High Street and turn third left into Wernddu Road. Follow the road for approximately 3 miles into the hamlet of Llandyfan and after passing the Square and Compass Inn, the property can be identified by our For Sale board.

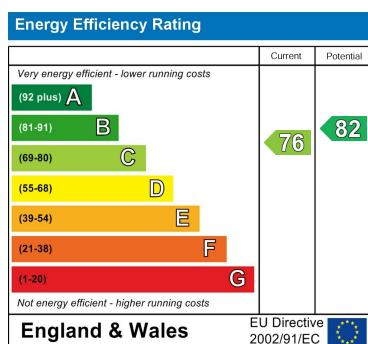




Council Tax Band

F

Energy Performance Graph



Call us on

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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.