Anna Ashton
ESTATE AGENTS









28 Maesycoed, , Ammanford, SA18 2JB

Offers in the region of £267,000

- Detached house
- 2 reception rooms
- Gas central heating
- Enclosed rear garden
- 3 bedrooms
- uPVC double glazing
- Garage
- Off road parking

Ground floor
with uPVC double glazed entrance door.

Entrance hall



with stairs to first floor, radiator, textured and coved ceiling.

Lounge
23'10" x 11'10" (7.27 x 3.62)



with multi fuel fireplace, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen
11'9" x 8'8" (3.59 x 2.65)



with base and wall units, 4 ring electric hob with extractor over and oven under, part tiled walls, radiator and coved ceiling.

Kitchen/Dining area
10'5" x 19'3" (3.19 x 5.87)





with radiator, one and a half bowl sink unit with mixer taps, uPVC double glazed window to side and bifold doors to rear.

WC
2'10" x 5'2" (0.88 x 1.58)



with low level flush WC, pedestal wash hand basin, tiled walls, tiled floor, coved ceiling and uPVC double glazed window to rear.

First floor

Landing
with hatch to roof space, airing cupboard, coved ceiling and uPVC double glazed window to side.

Bedroom 1
12'7" x 10'4" (3.86 x 3.17)



with radiator, built in wardrobes and uPVC double glazed window to front.

Bedroom 2
9'4" x 11'7" (2.86 x 3.55)



with radiator, coved ceiling, built in wardrobe and uPVC double glazed window to rear.

Bedroom 3
9'5" (red to 6'9") x 8'10" (2.89 (red to 2.07) x 2.71)



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

Bathroom
5'3" x 7'4" (1.62 x 2.25)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with dual head rainfall mains shower, shaver point, heated towel rail and uPVC double glazed window to rear.

Outside



with off road parking for up to three cars to front, side access leading to enclosed rear garden with paved patio seating area, lawned area and wooden shed.

Garage
17'0" x 8'5" (5.20 x 2.57)
with plumbing for automatic washing machine, electric door and uPVC double glazed window to side.

Material Information
UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed: Upload 80 Mbps, Download 20 Mbps
Mobile coverage: Three 83%, Vodafone 80%, EE 765, O2 615

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:

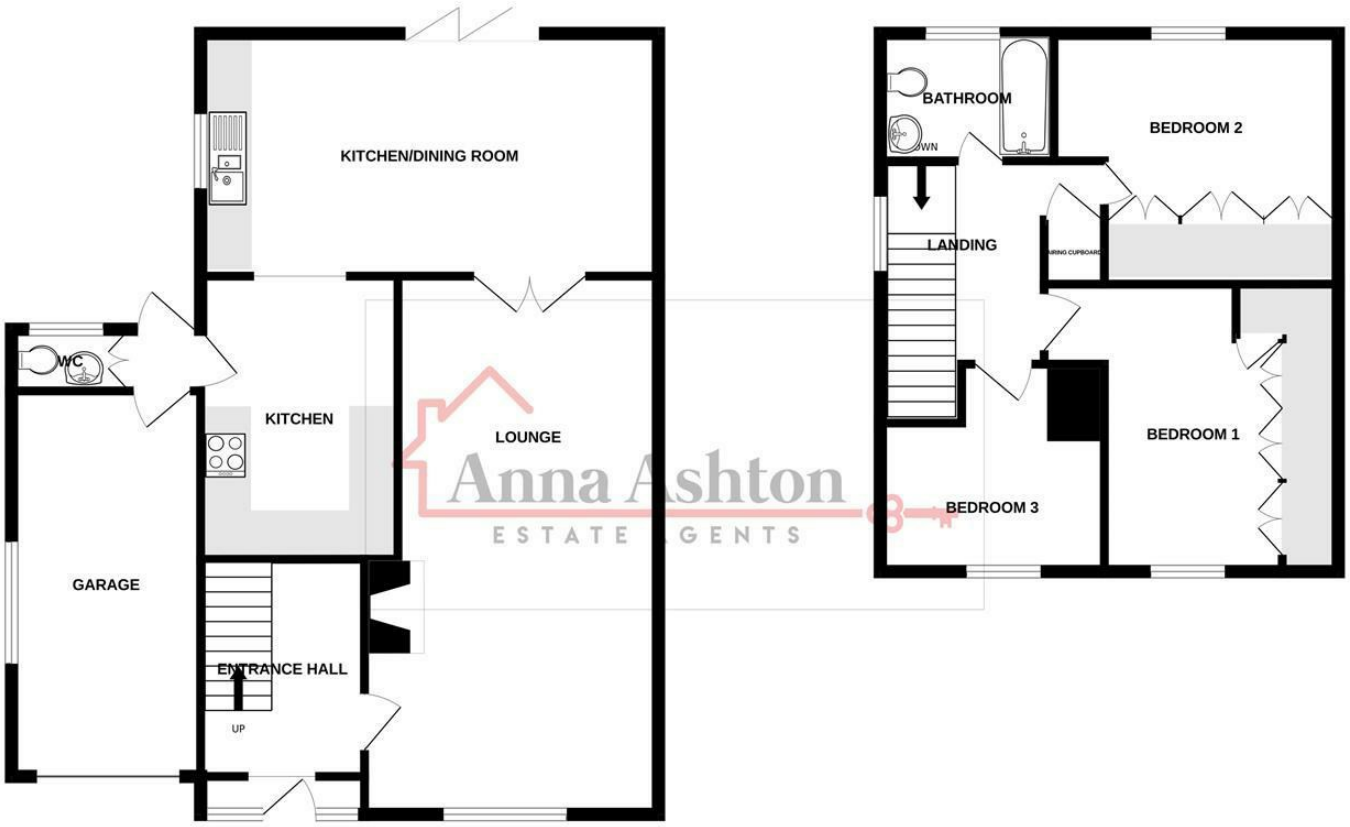
Council Tax
Band C

NOTE
All photographs are taken with a wide angle lens.

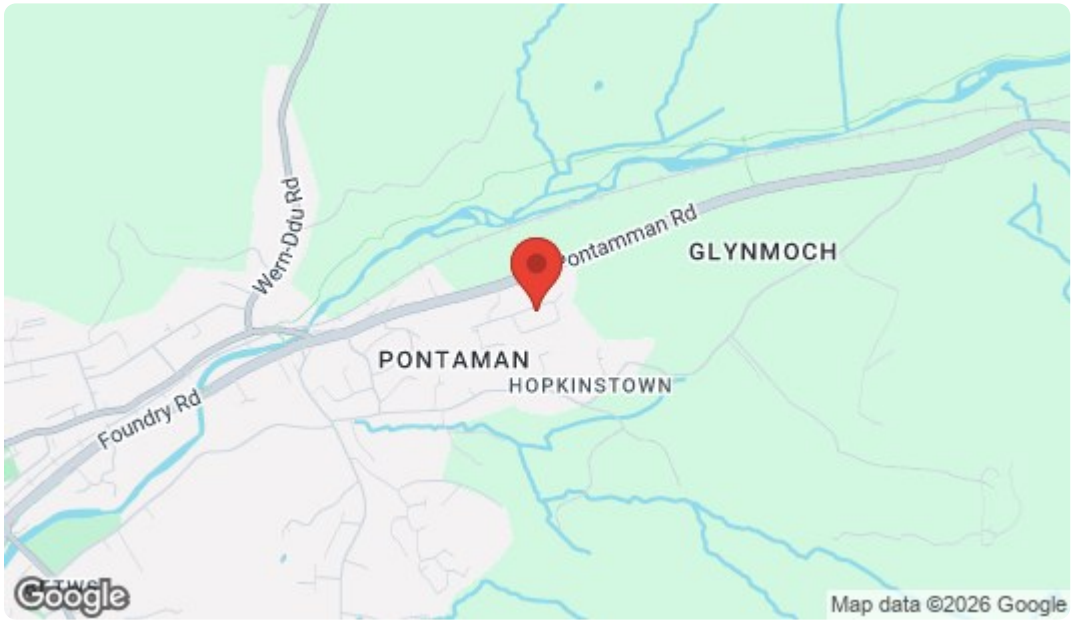
Directions
Leave Ammanford on High Street and turn left onto Pontamman Road. Take the second right into Maes Y Coed and follow the road up the hill and bare left and the property can be found on the right hand side.

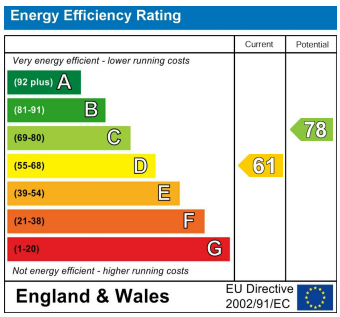
GROUND FLOOR

1ST 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.