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ESTATE AGENTS









# Glanrhyd Heol Y Maerdy, Ffairfach, Llandeilo, SA19 6PU

## Offers in the region of £550,000

- Executive detached bungalow set in a large semi rural plot
- Oil central heating and uPVC double glazing
- Single Garage
- Viewing highly recommended
- 3 double bedrooms (two with ensuite facilities)
- Double garage with workshops
- Large mature grounds
- Lapsed planning for rear storey single extension and granny annexe in the garage (2020)

## Location
Semi rural location surrounded by Carmarthenshire countryside. Easy access to amenities within 2 miles of the popular village of Llandybie with its range of shops and pubs. Approximately 3 miles of the market town of Llandeilo, voted the best place to live in Wales by the Sunday Times, with a mixture of galleries, shops, cafes, pubs and an excellent hotel. Ammanford town is approximately 3 miles away with supermarkets shops and cafes and provides easy access to the M4 motorway and Junction 49.

## Ground Floor
uPVC double glazed entrance door to

## Entrance Vestibule
with uPVC double glazed window to side and double doors to

## Entrance Hall
16'8" x 7'9" (5.10 x 2.37)
with tiled floor, coved ceiling, downlights and double door to kitchen/diner. 2 openings to

## Lounge/Diner
16'8" x 35'1" (5.09 x 10.71)




with fireplace, wood floor, 3 radiators, coved ceiling and uPVC double glazed French doors to front, patio doors to rear, windows to front and rear and uPVC double glazed Bay window to side.

## Bedroom 1
15'3" x 13'1" (4.66 x 3.99)




with fitted wardrobes, tiled floor, radiator, coved ceiling, downlights, 2 uPVC double glazed windows to side and uPVC double glazed Bay window to front.

## En Suite
5'10" x 13'0" (1.78 x 3.98)



with low level flush WC, bidet, vanity wash hand basin with drawers under, large shower/steam enclosure with mains shower and seating, tiled floor, part tiled walls, radiator, extractor fan, downlights and uPVC double glazed window to side.

## Kitchen/Breakfast Room
14'3" x 21'9" (4.36 x 6.63)




with range of fitted base and wall units,

display cabinets, stainless steel single drainer sink unit with mixer taps, stainless steel single bowl sink unit with mixer taps, 5 ring gas (bottle) hob with extractor over, built in oven, built in microwave, part tiled walls, tiled floor, radiator, downlights, coved ceiling and uPVC double glazed window to side and uPVC double glazed Patio doors to side.

## Inner Hall

with laminate floor, wall light and downlights.

## Utility Room

5'6" x 9'1" (1.69 x 2.78)




with range of fitted base and wall units, stainless steel single drainer sink unit with mono bloc tap, built in airing cupboard with wall mounted oil boiler providing domestic hot water and central heating, tiled floor and uPVC double glazed stable door to side.

## Bathroom

8'4" x 10'1" (2.55 x 3.09)



with low level flush WC, vanity wash hand basin with shelving under, tiled bath with shower attachment taps, shower enclosure with dual head mains shower, tiled walls, tiled floor, downlights, extractor fan, shaver light/point, radiator and uPVC double glazed window to side.

## Bedroom 2

12'10" x 12'9" (3.93 x 3.89)



with built in wardrobes, laminate floor, radiator and uPVC double glazed French doors to side.

## En Suite
6'7" x 8'7" (2.03 x 2.62)



with low level flush WC, vanity wash hand basin, walk in shower with mains dual head shower, tiled walls, tiled floor, shaver point, heated towel rail and uPVC double glazed window to side.

## Bedroom 3
11'7" x 9'5" (3.54 x 2.88)



with built in wardrobe, laminate floor, radiator and uPVC double glazed window to side.

## Outside
Set in a large plot with double gated access over cattle grid to tarmac drive with parking and turning for several cars, substantial gardens laid mainly to lawn with an outstanding array of mature flowers, shrubs and trees, glass house, vegetable garden and polytunnel, barbecue/bar area, patio areas, decking area, fruit orchard, outside light and CCTV.

## Double Garage
14'6" x 17'4" (4.44 x 5.3)
with electric roller door, hatch to roof space, power and light connected and window to side. Opening to

## Utility/Workshop
16'2" x 14'4" (4.94 x 4.37)
with power and light connected, tiled floor, access to garage and window to side.
Entrance hall - 2.31 x 1.52 with tiled floor, coat hooks, electric consumer unit, coat hooks.
Toilet - 1.96 x 1.52 - with low level flush WC, double drainer sink unit, tiled floor and window to front.
Rear Store Room 4.3 x 5.76 - with tiled floor, door to side and window to side.

## Single Garage
with double doors.

## Council Tax
Band F

## NOTE
All internal photographs are taken with a wide angle lens.

## Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Septic Tank
Heating: Oil
Broad Band Speed: Download: 4mbps Upload: 0.6mbps
Mobile coverage: EE: 76% Vodafone: 73% 3: 75% o2: 61%

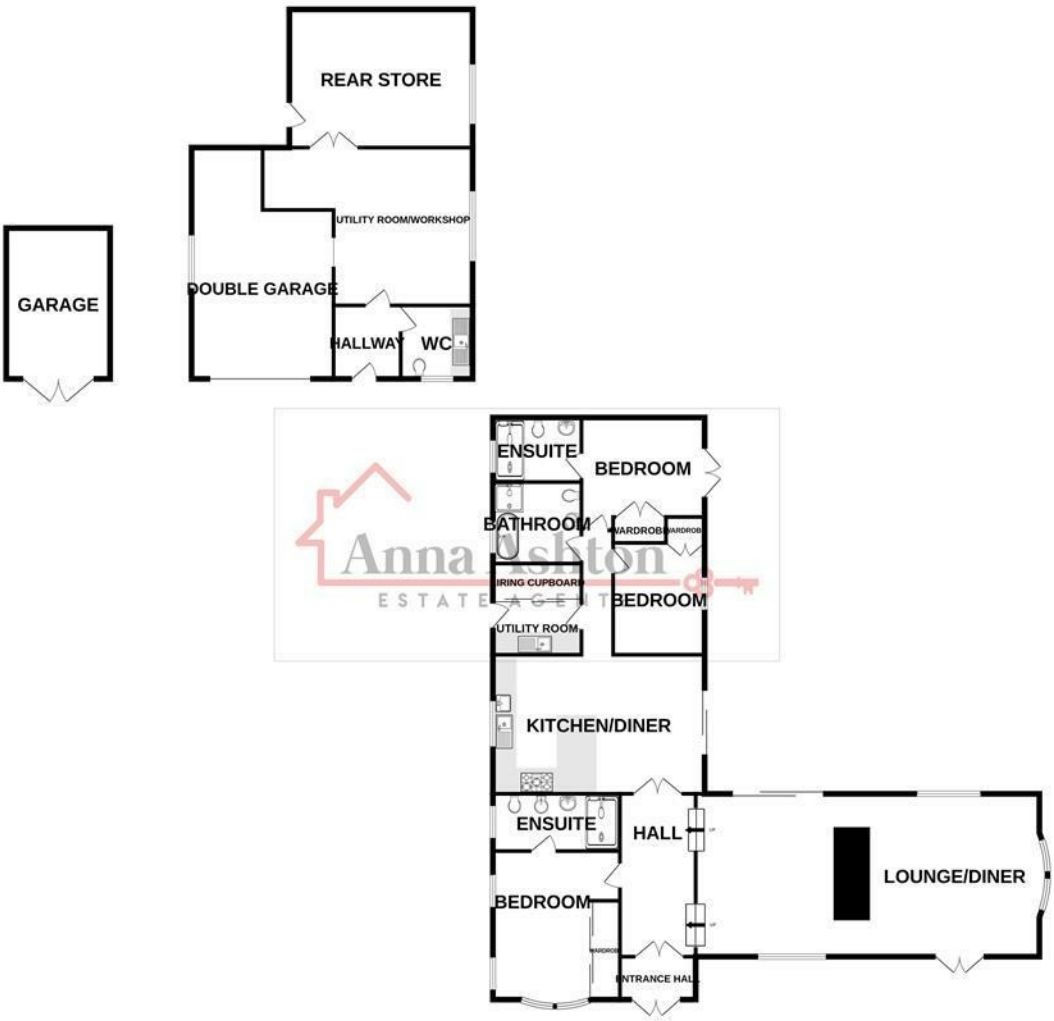
ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Rights and Easements: None
Restrictions: None

## Directions

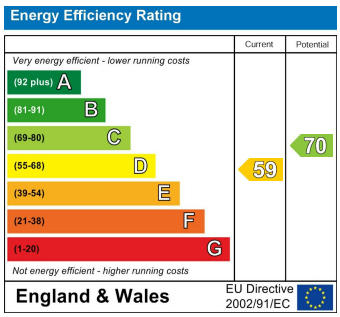
Leave Ammanford on College Street and travel for approximately 3 miles through the village of Llandybie towards Llandeilo at the crossroads in Derwydd turn right then first left. Proceed over the little bridge and the property can be found on the right hand side, identified by our For Sale board.

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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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.