



**WEST
WALES
FINEST
PROPERTIES**



Energy Efficiency Rating		Location	Price
Very energy efficient: lower running costs 91-100 A 81-90 B 71-80 C 61-70 D 51-60 E		England & Wales	EU Directive Energy Label
Not energy efficient: higher running costs			
Very environmentally friendly: lower CO₂ emissions 1-2 A 3-4 B 5-6 C 7-8 D 9-10 E		England & Wales	EU Directive Energy Label
Not environmentally friendly: higher CO₂ emissions			



The Property Ombudsman



Celebrating
30 Years
of Business

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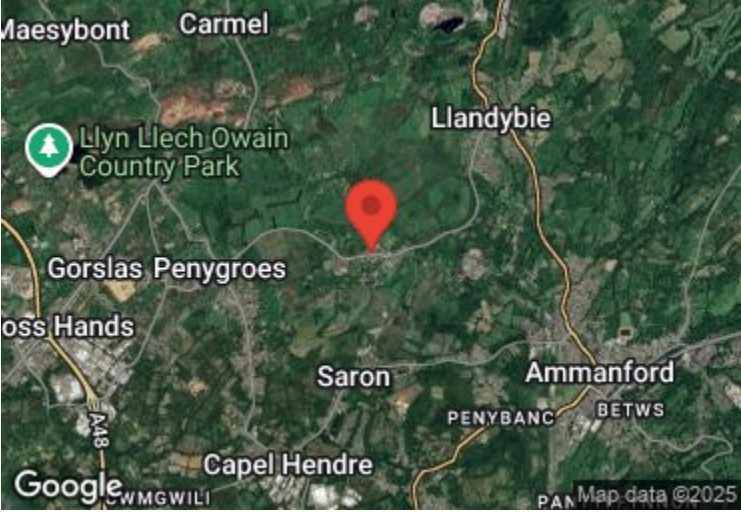
A detached bungalow sitting on a level plot with a detached garage to the rear. It also benefits of having an Air source heat pump and privately-owned solar panels fitted, offering energy efficiency and reduced running costs. EPC RATING C

Accommodation comprises : Entrance hall, spacious lounge, inner hallway, kitchen/diner, utility room, cloakroom, bathroom and three bedrooms. The driveway provides off-road parking for multiple cars and leads to a detached garage with an electric door. The rear garden is mainly laid to lawn with an outlook of woodland.

The village is served by Llandybie railway station on the Heart of Wales Line and the A483 road which is the main road. Llandybie Community Primary School is located in the north-easterly fringe of the village.



- ..AGENTS VIEWING NOTES**
- BEDROOM 3**
- ENTRANCE HALLWAY**
- LOUNGE**
- KITCHEN/DINER**
- UTILITY ROOM**
- CLOAKROOM**
- BATHROOM**
- BEDROOM 1**
- BEDROOM 2**



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.