



28 Ammanford Road

Llandybie, Ammanford, SA18 3UW

Offers in the region of £189,995



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Entrance porch

4'0" x 3'11" (1.24m x 1.20m)

Entrance is via a uPVC double glazed door with obscured glass, Laid carpet, Smooth ceiling, Fuse box and meter, Door to entrance hallway

Entrance Hallway

1 x radiator, Laid carpet, Smooth ceiling with 2 x light fitting, Thermostat, Staircase to the first floor, Door to the lounge and reception room 2, Under stair storage.

Lounge

19'6" x 11'3" (5.96m x 3.45m)

Laid carpet, 2 x radiators, Feature fire place with oak surround, 1 x window to the front with vertical blinds, 1 x uPVC double glazed windows to the rear with vertical blinds, Smooth covered ceiling with 2 x light fitting.

Reception 2

12'7" x 9'10" (3.86m x 3.0)

Laid carpet, 1 x uPVC double glazed window to the side with vertical blinds, Fire place with a oak surround, 1 x radiator, 3 x wall lights, Smooth covered ceiling with 1 x light fitting.

Kitchen/Diner

19'10" x 9'1" (6.07m x 2.77m)

With a range of wall and base units with a worksurface over, Double oven and grill with a gas hob and extractor fan, Part wall tiles, Integrated dishwasher, Space for a fridge freezer, 2 x uPVC double glazed windows to the rear, Floor tiles, Stainless steel sink and drainer unit with a

hot and cold mixer tap over, Smooth covered ceiling with 3 x light fitting, 1 x attic hatch, Access to utility room.

Utility room

10'5" x 6'6" (3.18m x 2.0m)

Minimum range of wall and base units with a worksurface over, Plumbing made ready for a washing machine, Wall mounted Worcester boiler, 1 x uPVC double glazed window to the side with obscured glass, Vinyl flooring, Space for a tumble dryer, Smooth ceiling with 1 x light fitting, 1 x radiator, Door leading to the shower room

Shower room

11'6" x 5'3" (3.53m x 1.61m)

Enclosed shower, Pedestal wash hand basin, Low level flush cistern, Floor tiles, Part wall tiles, Smooth covered ceiling with fitted downlighters, 2 x uPVC double glazed windows to the side with obscured glass and fitted vertical blinds, 1 x radiator

Staircase and Landing

Laid carpet, Smooth covered ceiling with 2 x light fitting and 1 x attic hatch, 1 x uPVC double glazed window to the side with fitted vertical blinds, Doors leading to bedrooms 1-4 and bathroom and separate toilet.

Bedroom 1

12'7" x 9'8" (3.85m x 2.95m)

Fitted wardrobes, 1 x radiator, 1 x uPVC double glazed window to the side, Smooth covered ceiling with 1 x light fitting, Laid carpet,

Bedroom 2

11'1" x 9'10" (3.4 x 3.0)

Laid carpet, 1 x uPVC double glazed window, 1 x radiator, 1 x ceiling light.

Bedroom 3

12'7" x 9'0" (3.85m x 2.75m)

Laid carpet, 1 x radiator, Smooth coved ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front

Bedroom 4

9'7" x 6'3" (2.94m x 1.92m)

Laid carpet, 1 x radiator, Smooth coved ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front with fitted vertical blinds

Separate w.c

Low Level flush cistern, wash hand basin over unit, 1 x uPVC double glazed window, laid carpet, ceiling light.

Family Bathroom

13'1" x 6'6" (4.0 x 2.0)

Featuring a panelled bath, shower cubicle, 1 x radiator, part tiled walls, 1 x uPVC double glazed window, airing cupboard, ceiling light, laid carpet, wash hand basin over base unit.

Externally

Externally and to the front there is gated access and a gravelled area, to the side there is gated access which leads to the rear and enclosed garden. The garden features a patio area and mainly laid to lawn. Occupiers may enjoy many hours of sunshine in a quiet surrounding.

Disclaimer

Disclaimer general information Services:

Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.



Road Map



Hybrid Map



Terrain Map

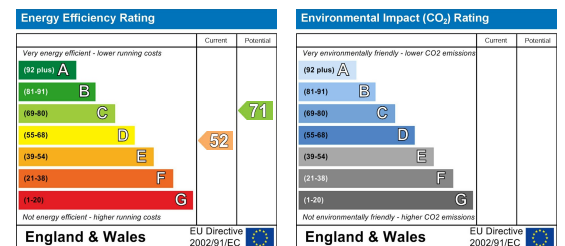


Floor Plan

Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.