



4 Parc Y Llan

Llandybie, Ammanford, SA18 3HY

Offers in the region of £325,000



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Entrance Hallway

Entrance is via a composite door, traditional wooden floor, coved ceiling with 1 x smoke alarm and 1 x light fitting, 1 x radiator, thermostat, doors leading to the lounge, downstairs w.c/cloakroom and kitchen, staircase leading to the first floor.

Lounge

27'7" x 12'2" (8.41m x 3.71m)

Large lounge with ample floor space, traditional wooden flooring, feature fire place sat on marbled hearth with brick fire surround, 2 x radiators, coved ceiling with 3 x light fittings, 2 x wall lights, door leading to the kitchen, 1 x window to the front and patio doors leading to the rear garden.

Downstairs W.C/Cloakroom

5'11" x 3'10" (1.82m x 1.17m)

Featuring a low level flush cistern, wall mounted wash hand basin, 1 x radiator, 1 x window to the front with obscured glass, traditional wooden flooring, part wall tiles, coved ceiling with 1 x light fitting.

Kitchen/Diner

14'3" x 12'1" (4.35m x 3.69m)

With a range of traditional wall and base units with worksurface over, integrated dish washer, integrated double oven and grill, gas hob, 1 1/2 bowl sink and drainer unit with hot and cold mixer tap over, breakfast bar, under stairs storage cupboard, 1 x radiator, 1 x window to the rear, part wall tiles, floor tiles, doors leading to the utility room, entrance hallway and lounge, barn door leading to the rear garden, coved ceiling with 2 x light fittings.

Utility Room

5'10" x 4'9" (1.78m x 1.45m)

Minimum range of wall and base units with worksurface over, plumbing made ready for a washing machine, part wall tiles, floor tiles, coved ceiling with 1 x light fitting and 1 x smoke alarm, door leading to Reception Room 2.

Reception Room 2

16'2" x 15'10" (4.93m x 4.85m)

Large reception room with feature fireplace sat on marble hearth with oak surround, 1 x radiator, 1 x windows to the front, floor tiles, in-built cupboard housing the wall mounted gas boiler, double doors leading to the rear garden, coved ceiling with 1 x light fitting and 1 x attic hatch.

Staircase and Landing

Brand new laid carpet, coved ceiling with 1 x light fitting, 1 x smoke alarm and 1 x attic hatch, doors leading to bedrooms 1-4 and shower room.

Bedroom 1

15'7" x 12'2" (4.75m x 3.71m)

Spacious double bedroom with laid carpet, 1 x window to the front, coved ceiling with 1 x light fitting, 1 x radiator, door leading to the en-suite

En-Suite

11'11" x 4'3" (3.65m x 1.31m)

Featuring an enclosed shower, low level flush cistern, pedestal wash hand basin, wall tiles, vinyl cushioned flooring, 1 x window with obscured glass, 1 x radiator, coved ceiling with 1 x light fitting.

Bedroom 2

10'11" x 8'6" (3.34m x 2.60m)

Double bedroom with laid carpet, 1 x window to the rear, coved ceiling with 1 x light fitting, 1 x radiator.

Bedroom 3

8'3" x 6'7" (2.52m x 2.01m)

Laid carpet, 1 x window to the rear, coved ceiling with 1 x light fitting, 1 x radiator.

Bedroom 4

Laid carpet, 1 x window to the rear, coved ceiling with 1 x light fitting, 1 x radiator.

Shower Room

8'4" x 6'10" (2.55m x 2.09m)

Featuring an enclosed shower, low level flush cistern, pedestal wash hand basin, wall tiles, vinyl cushioned flooring, airing cupboard, 1 x window to the side with obscured glass, wall tiles, coved ceiling with 1 x light fitting.

Externally

Externally and to the front there is a tarmac driveway providing off road parking for 3 vehicles and then a further split area providing space for additional parking, the front also features attractive shrubbery and plants. There is side access to both sides of the property leading to the rear and enclosed garden. The rear boasts two garden rooms, 1 x shed, artificial grass, decorative gravel and several patio areas. The rear enjoys many hours of sunshine in a private and quiet surrounding.

Garden Room 1

Room 1 - Jacuzzi, laid carpet, light and electric supply - 3.44m x 2.96m

Room 2 - Fitted units, laid carpet, light and electric supply, double doors leading to the rear garden - 4.44m x 3.04m

Garden Room 2

15'0" x 11'1" (4.58m x 3.38m)

Double doors, 1 x window, electric and light supply, decking to the front.

Disclaimer

Disclaimer general information

Services: Mains electricity, gas, water and sewerage services. 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 All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



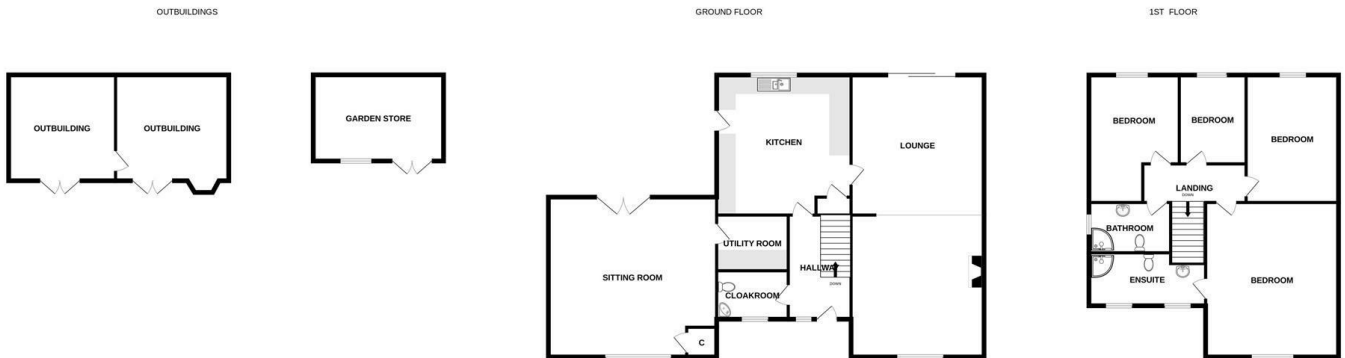
Hybrid Map



Terrain Map



Floor Plan

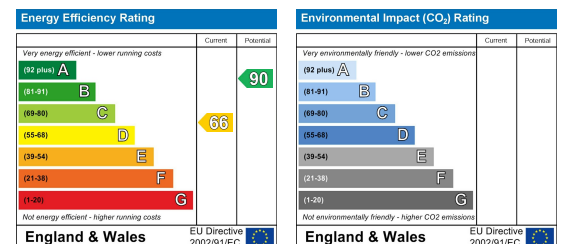


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.