



## 11 Woodfield Road

Llandybie, Ammanford, SA18 3UR

Offers in the region of £269,995



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## Entrance Hallway

Entrance is via a composite door, Traditional flooring, 1 x radiator, Meter/fuse, Doors leading to the lounge and the front room, Smooth ceiling with 1 x light fitting, Staircase to the first floor.

## Front Room/Bedroom 4

12'10" x 9'7" (3.92m x 2.94m)

Wooden flooring, Feature fire place with wooden surround, 2 x radiators, uPVC double glazed bay window to the front, Smooth ceiling with 1 x light fitting.

## Lounge

12'7" x 12'5" (3.84m x 3.81m)

Wooden flooring, uPVC double glazed window to the side, Log burner with oak surround, Smooth ceiling with 1 x light fitting, Under stair storage cupboard, Double doors leading to the kitchen/diner

## Kitchen/Diner

18'8" x 16'8" (5.71m x 5.09m)

With a range of attractive wall and base units with a complimentary worksurface over, Stainless steel sink and drainer unit with a hot and cold mixer tap over, space for a range cooker with extractor hood over, 2 x uPVC double glazed windows to the side and the rear, In built cupboard, Space for a fridge freezer, Space for a large dining table and chairs, Smooth ceiling with 3 x light fitting, Door leading to the rear porch, Tiled flooring.

## Utility room/rear porch

6'7" x 4'8" (2.02m x 1.43m)

With minimum wall and base units with worksurface over, plumbing made ready for a washing machine, space for a

tumble dryer, Tiled flooring, Smooth ceiling with 1 x light fitting, Door leading to the downstairs W.C, uPVC double glazed door to the rear.

## Downstairs W.C

5'11" x 5'8" (1.82m x 1.75m)

Tiled flooring, Low level flush cistern, Baxi boiler, Pedestal wash hand basin, 1 x radiator.

## Staircase and Landing

Laid Carpet, 1 x radiator, doors leading to bedrooms 1-3, office area and family bathroom, Smooth ceiling with 1 x light fitting and smoke alarm.

## Bedroom 1 with en-suite

12'7" x 10'9" (3.84m x 3.28m)

Laid carpet, 1 x radiator, uPVC double glazed window to the rear, Smooth ceiling with 1 x light fitting, 2 x doors to walk-in wardrobe and en-suite.

## En-suite

3'10" x 3'10" (1.17m x 1.17m)

Tiled flooring, Low level flush cistern, Pedestal wash hand basin, Wall tiles, Walk in shower, uPVC double glazed window to the side, Smooth ceiling with 1 x light fitting.

## Bedroom 2

10'5" x 10'1" (3.20m x 3.09m)

Wooden flooring, 1 x radiator, Feature fire place, uPVC double glazed window to the side, Smooth ceiling with 1 x light fitting.

## Bedroom 3

12'2" x 9'9" (3.73m x 2.99m)

Wooden flooring, 1 x radiator, Feature fire place, uPVC



double glazed window to the front, Smooth ceiling with 1 x light fitting.

### Family Bathroom

14'8" x 4'9" (4.49m x 1.45m)

Tiled flooring, Heated towel rail, Pedestal wash hand basin, Low level flush cistern, Free standing bath, Walk in shower, uPVC double glazed window to the rear, Wall tiles, Smooth ceiling with 1 x light fitting.

### Study

8'8" x 6'4" (2.65m x 1.95m)

Laid carpet, 1 x radiator, uPVC double glazed window to the rear, Smooth ceiling with 1 x light fitting, Staircase leading to the attic room

### Attic room/Reception Room 2

16'5" x 7'10" (5.01m x 2.39m)

Laid carpet, 2 x Velux windows, Smooth ceiling with 2 x light fittings, 1 x radiator, Potential for another bedroom (stpp)

### Externally

Externally and to the front there is a gated access which leads to the front door. There is also side access which leads to the rear and enclosed garden. The rear has been

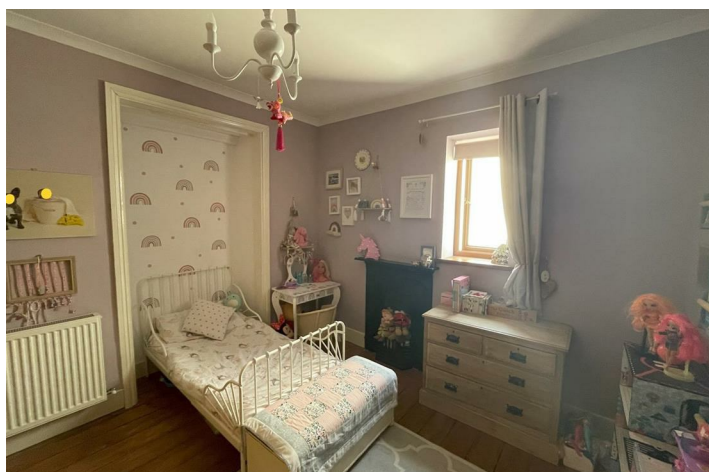
maintained well and features a patio area and laid mainly to lawn. The rear also boasts a garage, rear access and off road parking for two vehicles. Occupiers may enjoy many hours of sunshine in a quiet surrounding.

### Disclaimer

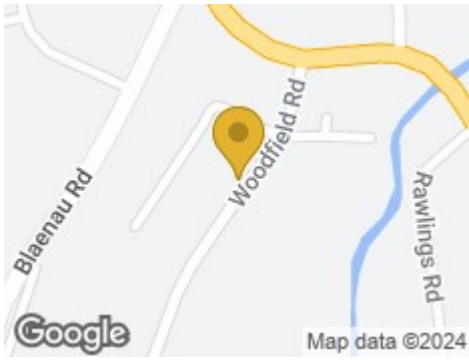
Disclaimer:

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.



## Road Map



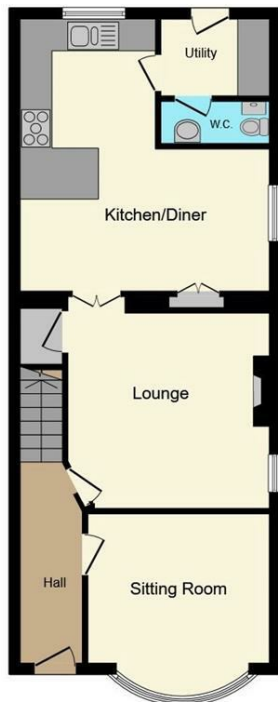
## Hybrid Map



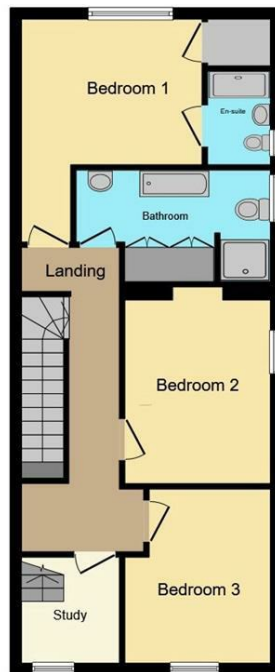
## Terrain Map



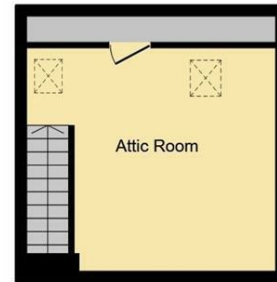
## Floor Plan



**Ground Floor**  
Floor area 58.4 m<sup>2</sup> (629 sq.ft.)



**First Floor**  
Floor area 57.3 m<sup>2</sup> (617 sq.ft.)



**Second Floor**  
Floor area 22.7 m<sup>2</sup> (244 sq.ft.)

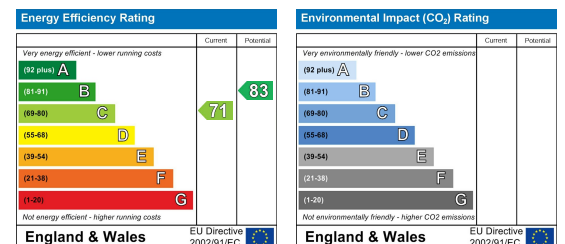
**TOTAL: 138.4 m<sup>2</sup> (1,490 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## 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.