



29 Caeffynnon Road

Llandybie, Ammanford, SA18 2TH

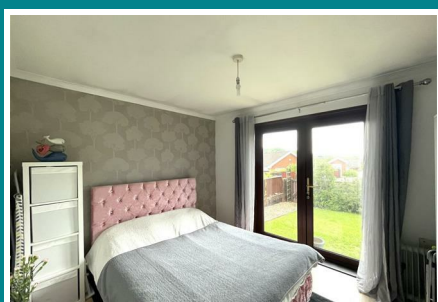
Offers in the region of £250,000



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Hallway

Coved ceiling with 1 x light fitting, laminate flooring, doors leading to the lounge, kitchen, family bathroom and bedrooms 1-3

Lounge

18'1" x 11'9" (5.52m x 3.59m)

Entrance/Exit via a composite door, spacious lounge with laid carpet, coved ceiling with 1 x light fitting, 2 x electric heaters, feature fireplace, 2 x uPVC double glazed windows to the front, doors leading to the kitchen and the hallway.

Kitchen/Diner

12'8" x 11'6" (3.88m x 3.51m)

With a range of wall and base units with complimentary worksurface over, floor tiles, 1 x electric heater, stainless steel sink and drainer unit with hot and cold mixer tap over, coved ceiling with 1 x light fitting, space for an oven with extractor hood over, space for a fridge freezer, uPVC double glazed window to the rear, uPVC double glazed door leading to the side, in built cupboard, plumbing made ready for a washing machine.

Bedroom 1

11'8" x 9'11" (3.58m x 3.03m)

Laminate flooring, coved ceiling with 1 x light fitting, uPVC double glazed patio doors leading to the rear garden.

Bedroom 2

8'3" x 7'10" (2.53m x 2.41m)

Cushioned vinyl flooring, coved ceiling with 1 x light fitting, uPVC double glazed window to the side.

Bedroom 3

11'8" x 9'5" (3.58m x 2.88m)

Cushioned vinyl flooring, coved ceiling with 1 x light fitting, uPVC double glazed window to the front.

Family Bathroom

8'5" x 5'8" (2.57m x 1.75m)

Featuring a low level flush cistern, panelled bath with electric shower over, floor tiles, uPVC double glazed window with obscured glass, in-built cupboard, pedestal wash hand basin.

Externally

Externally and to the front there is off road parking for at least three cars, there is also a garden to the front. There is side access which leads to the garage and

rear garden featuring a patio area and laid lawn. The Garden enjoys many hours of sunshine in a quiet surrounding.

Garage

Up and over door, uPVC door to the side of the garage.

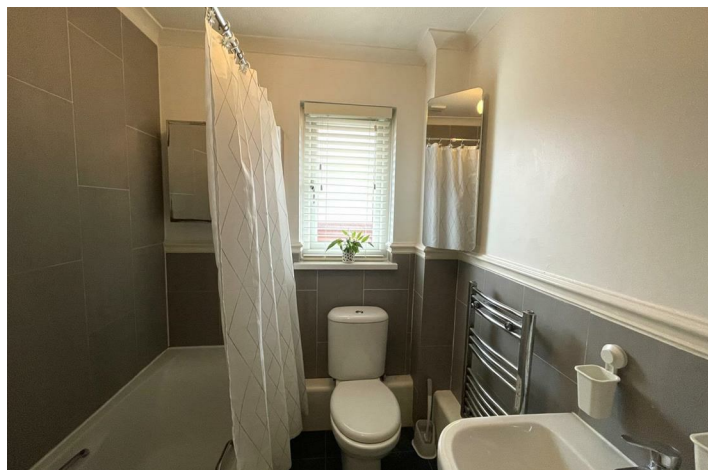
Disclaimer

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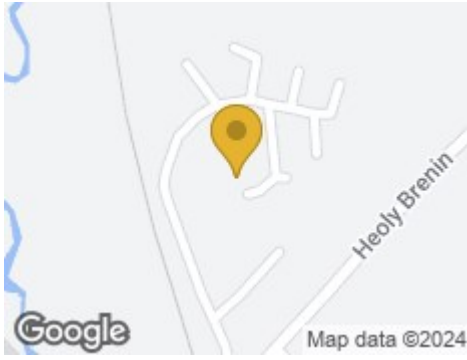
Disclaimer general information

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

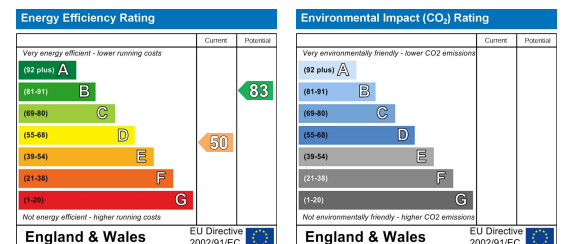


Floor Plan

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.