



86 Kings Road

Llandybie, Ammanford, SA18 2TN

Offers in the region of £359,950



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Entrance Porch

9'1" x 8'3" (2.79m x 2.53m)

Entrance is via a composite door, 2 x double glazed window panes with views of the front garden, 1 x uPVC double glazed window to the side, floor tiles, smooth ceiling and part panelled ceiling with 1 x light fitting, 1 x door leading to the hallway.

Hallway

Under stairs storage cupboard, laminate flooring, 1 x radiator, part panelled wall, 1 x ceiling light and 1 x smoke alarm, doors leading to the lounge, kitchen and open plan area, staircase leading to the first floor.

Lounge

13'1" x 11'10" (4.0m x 3.63m)

Spacious and light lounge with laid carpet, 1 x uPVC double glazed window to the front, smooth coved ceiling with 1 x light fitting, 1 x radiator, window looking into the open plan area.

Open Plan Dining/Sitting Room

24'11" x 12'1" (7.60m x 3.70m)

Large open plan area with laminate flooring, 2 x radiators, 1 x uPVC double glazed window to the rear, 1 x uPVC sliding patio doors leading to the rear patio area, window looking into the lounge, coved ceiling with 2 x light fittings.

Kitchen

17'9" x 9'2" (5.43m x 2.80m)

With a range of modern and attractive wall and base units with complimentary Mirostone Solid Surface Worktops and Backsplash over, downlighter fitted under wall units, integrated dishwasher, stainless steel sink with hot and cold mixer tap over, 5 ring induction hob with extractor hood over, integrated double oven and grill, integrated microwave, integrated fridge freezer, smooth ceiling with fitted downlighters, 2 x uPVC double glazed windows to the rear, laminated flooring, 1 x modern radiator, door leading to the rear hall.

Rear Hall

7'0" x 6'3" (2.15m x 1.93m)

Floor tiles, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed door with obscured glass leading to the rear patio area, doors leading to the side passageway and downstairs w.c/utility room.

Downstairs W.C/Utility Room

7'11" x 4'11" (2.43m x 1.50m)

Featuring a Mirostone Solid Surface Worktop, plumbing made ready for a washing machine, space for a tumble dryer, Inbuilt wall unit, Worcester Bosch Boiler low level flush cistern, wash hand basin over base unit, floor tiles, 1 x uPVC double glazed window with obscured glass pane, part panelled walls, smooth ceiling with 1 x light fitting.

Side passageway to the garage

10'4" x 2'5" (3.16m x 0.74m)

Laid carpet, 1 x light fitting, door leading to the garage.

Integral Garage

20'2" x 11'1" (6.17m x 3.40m)

Electric up and over door, light and electric supply.

Staircase and Landing

Laid Carpet, smooth ceiling 1 x light fitting and 1 x attic hatch, in-built cupboard, doors leading to bedrooms 1-4 and family bathroom.

Bedroom 1 with En-Suite

19'5" x 10'7" (5.94m x 3.23m)

Generous double bedroom with laid carpet and attractive part panelled feature wall, 1 x uPVC double glazed window to the front with commanding views of Betws mountain, 1 x radiator, smooth ceiling with 3 x light fittings, door leading to the en-suite.

En-Suite

11'2" x 4'8" (3.41m x 1.43m)

Featuring a walk in shower, wash hand basin over a base unit, low level flush cistern, 1 x radiator, part wall tiles, floor tiles, 1 x uPVC double glazed window to the rear with obscured glass, wall mounted unit, smooth ceiling with fitted downlighters.

Bedroom 2

11'10" x 11'9" (3.61m x 3.59m)

Double bedroom with laid carpet, 1 x radiator, 1 x uPVC double glazed window to the rear, smooth ceiling with 1 x light fitting.

Bedroom 3

12'1" x 10'8" (3.69m x 3.26m)

Double bedroom with laid carpet, 1 x radiator, 1 x uPVC double glazed window to the front, smooth ceiling with 1 x light fitting.

Bedroom 4

10'5" x 8'2" (3.18m x 2.49m)

Double bedroom with laid carpet, 1 x radiator, 1 x uPVC double glazed window to the front, smooth ceiling with 1 x light fitting.

Family Bathroom

9'2" x 6'10" (2.81m x 2.1m)

Featuring a panelled bath with electric shower over, low level flush cistern, pedestal wash hand basin, heated towel rail, airing cupboard consisting of shelving and 1 x radiator, wall mounted unit, floor tiles, part wall tiles, uPVC double glazed window to the rear with obscured glass, smooth coved ceiling with fitted downlighters.

Externally

Externally and to the front there is a small garden with laid lawn and shrubbery, driveway providing off-road parking for one/two vehicles. There is side access which leads to the rear and enclosed garden which features a patio area with steps leading to the upper tier where the garden is laid mainly to lawn, the rear garden is versatile and can be adapted to the occupiers taste. 1 x outbuilding and coal shed. The rear also enjoys country side views where occupiers may enjoy many hours of sunshine in a quiet and tranquil surrounding..

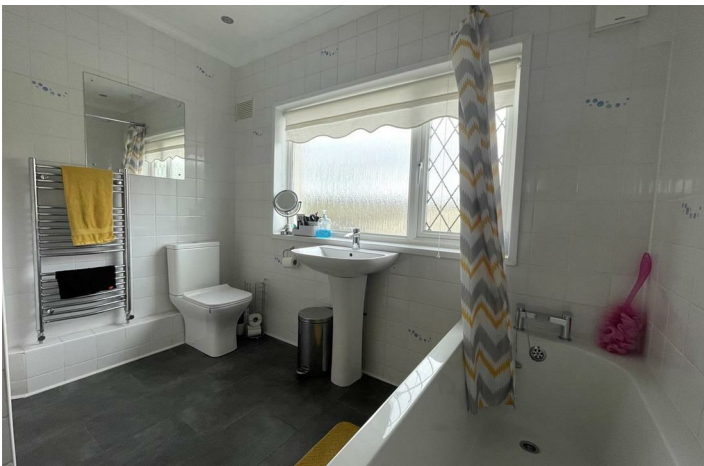
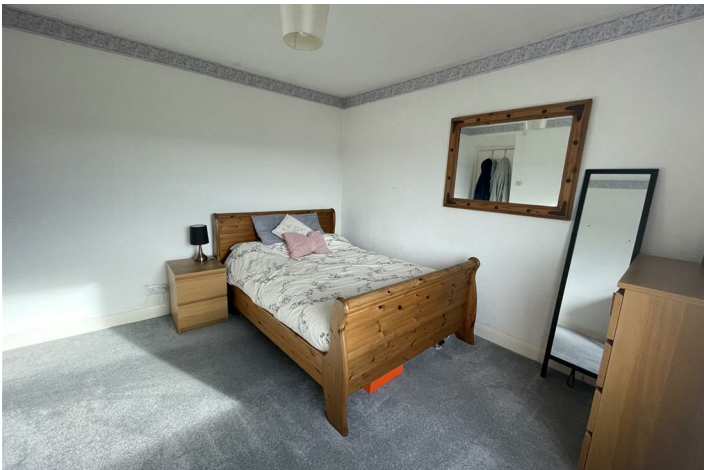
Disclaimer

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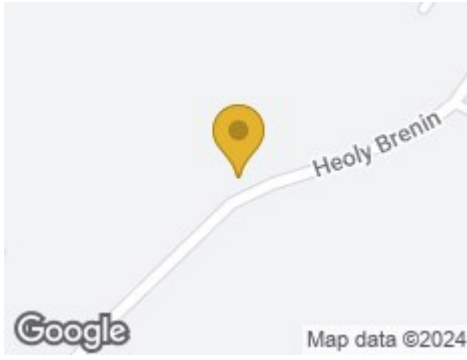
Disclaimer general information Services: Mains electricity, Mains Gas, water and sewerage services.

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 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 into 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



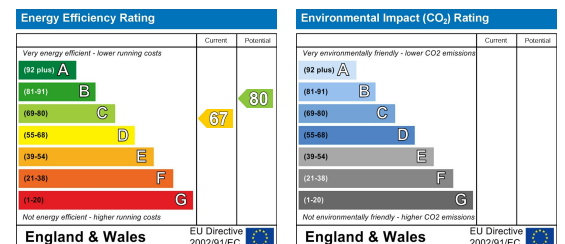
First Floor

Total floor area 171.1 m² (1,842 sq.ft.) approx

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.