



118 Llandybie Road

£299,950



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118 Llandybie Road

A traditional four bedroom semi detached property situated on the outskirts of Ammanford town centre. This ideal family home boasts a kitchen/family room with French doors opening out on to the fairly level and enclosed rear garden. The property enjoys two reception rooms, attic room, en-suite facilities, ground floor cloakroom & first floor family bathroom. Externally, there is a tarmac driveway providing ample parking, an enclosed rear garden with a summer house and former garage which is currently utilised as a workshop.

Ammanford town offers good shopping and leisure facilities, access to the M4 motorway is via junction 49 at Pont Abraham. Internal viewing is highly recommended to fully appreciate the accommodation offered.





Accommodation:

Entrance Hallway

Single panel radiator, under stairs storage cupboard, double glazed window to front, stairs to first floor.

Cloakroom

Double glazed window to side, WC, wash hand basin, ceramic tiled floor, single panel radiator.





Sitting Room

3.28m x 2.97m (10'9" (to bay) x 9'9" (to chimney breast))

Double glazed bay window to front, double panel radiator, laminate flooring, double doors with glass panels to:

Lounge

4.85m x 3.56m (15'11" (to chimney breast) x 11'8"/8'2")

Double glazed window to side, log burner set in fireplace, double panel radiator, opening to:

Kitchen/Diner

4.67m x 4.6m (15'4" x 15'1")

Double glazed French doors and double glazed windows to rear, double glazed window and double glazed glass panel door to side, ceramic tiled floor, double panel radiator, fitted with a range of wall and base units, integrated dishwasher, cupboard housing gas boiler providing domestic hot water and central heating, gas central heating, plus:



First Floor Landing

Double glazed window to side, single panel radiator, entrance to loft.

Master Bedroom

4.34m x 3.4m (14'3"/11'2" x 11'2")

Double glazed window to front, double panel radiator.

Ensuite

Tiled shower cubicle, WC, pedestal wash hand basin, ceramic tiled floor, single panel radiator.



Bedroom Two

4.62m x 2.26m (15'2"/11'7" x 7'5")

Double glazed window to rear, double panel radiator.

Bedroom Three

4.6m x 2.26m (15'1" x 7'5")

Double glazed window to side, double panel radiator.

Bedroom Four

2.44m x 2.11m (8'0" x 6'11" (approx))

Double glazed window to rear, double panel radiator.





Bathroom

2.24m x 2.03m (7'4" x 6'8"/5'9")

Suite comprises panel bath with shower over, tiled splashback, WC, pedestal wash hand basin, single panel radiator, ceramic tiled floor.

Attic Room

4.62m x 3.96m (15'2" x 13'0" (limited headroom))

Velux style window.

Externally

Tarmacadam driveway to front & side providing ample parking . The rear garden is mainly laid to lawn with a paved patio area & Pergola.

Summerhouse & Detached garage (please note that due to the erection of the summerhouse, there is no vehicle access to the garage at present). The property benefits from vehicular access over the front part of the drive to the gravelled driveway which is owned by the property.



Garage

6.07m x 3.23m (19'11" x 10'7")

With up and over door.

Summerhouse Room One

3.2m x 2.26m (10'6" x 7'5")

Summerhouse Room 2

2.29m x 2.26m (7'6" x 7'5")



Services

We are advised that all mains services are connected.

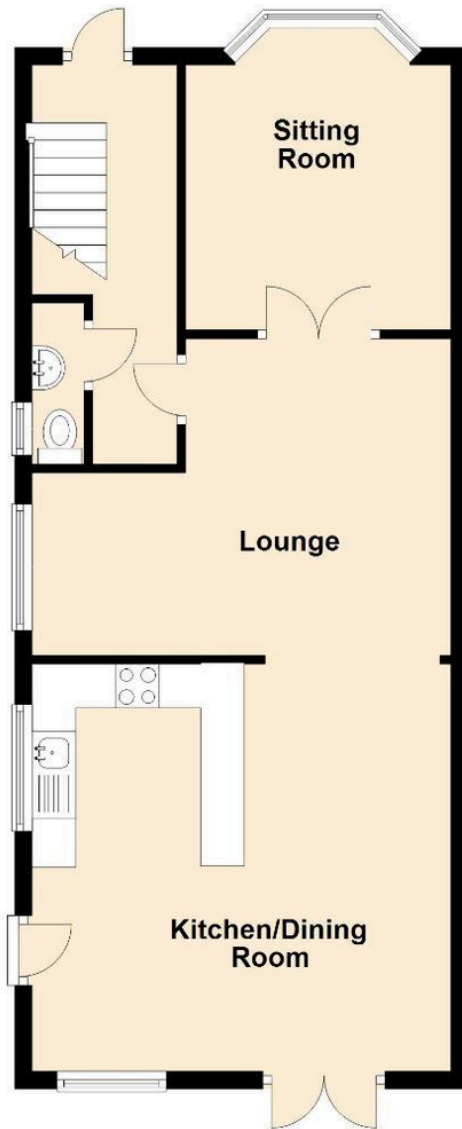
Tenure

Freehold

Council Tax

Band D

Ground Floor



First Floor



Please Note that this plan is for illustrative use only and is not to scale.

Plan produced using PlanUp.



Address

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Office Contact

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