



Parc y Llan, Llandybie, SA18 3HY

Offers In Region Of £365,000



Calow Evans
Estate Agents

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A detached spacious bungalow offering versatile accommodation situated in a cul de sac location in the heart of Llandybie. This four bedroom home enjoys generous size rooms, en-suite facilities, a balcony off the master bedroom and benefits from gas central heating and double glazing. The garage is located on the lower ground floor and offers potential to convert (subject to the necessary consents). Externally, there is off road parking and a manageable & fairly private garden rear garden backing on to fields. Viewing is essential to appreciate the layout of this property.

The village of Llandybie offers good basic amenities such as a Co-op, bakery, hairdressers and beauty salon, public houses, restaurants, places of worship, public transport, primary school and more. The main shopping and leisure facilities are located at Ammanford town centre. Access to the M4 motorway is via junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Two storage cupboards, airing cupboard.

Lounge

7.04m x 4.75m (23'1" x 15'7"/10'4")

Double glazed window to rear, double glazed patio doors to front, gas fire.





Kitchen/Diner

7.06m x 4.34m (23'2" x 14'3"/10'3")

Double glazed window to front, double glazed French doors to rear, fitted with a 'Leekes' kitchen, a range of wall & base units, granite worktops, integrated dishwasher, Belfast sink, integrated fridge/freezer, wine cooler, tiled floor, part tiled walls, space for 5 ring hob Rangemaster.

Utility Room

Double glazed door to rear, sink & draining board, wall mounted gas boiler, single panel radiator, tiled floor.

Bedroom One

4.14m x 3.73m (13'7"/9'5" x 12'3"/10'9")

Double glazed patio doors opening on to balcony, fitted wardrobes, single panel radiator.



Bedroom Two

3.43m x 3.25m (11'3" x 10'8")

Double glazed window to rear, radiator, opening to:

Dressing Room

3.45m x 1.24m (11'4" x 4'1")

Bedroom Three

3.56m x 3.07m (11'8" x 10'1"/7'11")

Double glazed window to rear, radiator.



Bedroom Four/Office

3.43m x 2.46m (11'3" x 8'1")

Double glazed window to front, single panel radiator, wood flooring, downlighters to ceiling.

Cloakroom

Single panel radiator, WC, sink in vanity cupboard, part tiled walls, tiled floor.

Bathroom

2.44m x 2.21m (8'0" x 7'3")

Double glazed window to side, single panel radiator, suite comprising panelled bath, WC, pedestal wash hand basin, tiled walls.





Externally

Side driveway leading to integral garage, front garden with an abundance of shrubs, side pedestrian access on both sides to the rear garden comprising paved patio & lawned area, open aspect to the rear.

Tenure

Freehold

Council Tax

Band E



Services

We are advised that mains services are connected.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



Address

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