



31 Glynhir Road, Llandybie

Offers In Region Of £349,995



Calow Evans
Estate Agents

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31 Glynhir Road, Llandybie

Situated in the sought after location of Glynhir Road, Llandybie is this well presented bungalow. This detached home boasts three double bedrooms, a conservatory off the kitchen and a log burner in the lounge/dining room. There is gas fired central heating and double glazing. Externally, the property benefits from a tarmacadam driveway providing ample parking, a former garage (currently utilised as a workshop and utility room) and an enclosed rear garden with an open aspect and countryside views.

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.





Entrance Porch

Double glazed doors to side, door to:

Entrance Hallway

Engineered Oak flooring, cupboard housing Baxi gas boiler providing domestic hot water & central heating, storage cupboard.

Lounge/Diner

6.73m x 5.33m (22'1" x 17'6"/9'1")

Engineered Oak flooring, Two double glazed windows to front, two double panel radiators, Log burner.





Kitchen

3.61m x 2.9m (11'10" x 9'6")

Double glazed door to conservatory, downlighters to ceiling, kitchen fitted with a range of wall & base units, 'Neff' eye-level electric oven, gas hob with extractor fan over, sink, integrated fridge/freezer & dishwasher, part tiled walls, tiled floor, vertical radiator.

Conservatory

3.53m x 2.79m (11'7" x 9'2")

Double glazed French doors to side, double panel radiator, tiled floor.

Bedroom One

3.76m x 3.63m (12'4" x 11'11")

Double glazed window to rear, single panel radiator.

Bedroom Two

3.63m x 3m (11'11" x 9'10"/8'3")

Double glazed window to side, single panel radiator, fitted wardrobes.

Bedroom Three

3.07m x 2.82m (10'1"/9'8" x 9'3")

Double glazed window to side, laminate flooring, radiator.

Bathroom

2.79m x 2.51m (9'2" x 8'3"/5'10")

Double glazed window to side, heated towel rail, suite comprising WC, tiled panelled bath, pedestrian wash hand basin, mains shower in cubicle, downlighters to ceiling.

Externally

Tarmacadam driveway providing ample parking, side pedestrian access to an enclosed rear garden comprising paved patio area, raised flower beds with an abundance of flowers & shrubs, two greenhouses, storage shed, log store.

Former Garage

Former garage currently divided into utility room with plumbing for washing machine, wall & base fitted units and storage shed.

Services

We are advised that mains services are connected.





Tenure

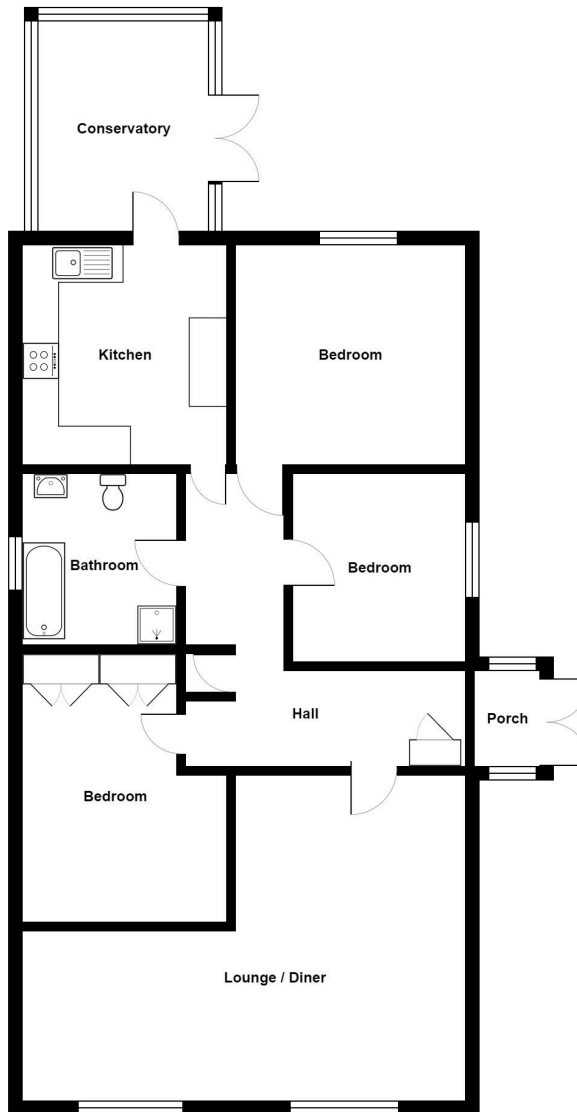
Freehold

Council Tax

Band D

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.



Address

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