



16 Erwr Brenhinoedd, Llandybie

£220,000



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## 16 Erwr Brenhinoedd, Llandybie

Situated on a popular development in the heart of Llandybie is this three bedroom semi detached property. The property enjoys en-suite facilities, first floor family bathroom and ground floor cloakroom.

There is gas fired central heating and double glazing. Externally, there is a driveway, garage and an enclosed rear garden.

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

Single panel radiator, laminate flooring, storage cupboard housing hot water tank.

### Cloakroom

Tiled floor, single panel radiator, pedestal wash hand basin, WC, part tiled walls.





## Kitchen/Breakfast Room

4.17m x 3.78m (13'8" (in to bay) x 12'5"/9')

Double glazed bay window to front, double panel radiator, fitted with wall & base units, stainless steel sink & draining board unit, built in electric oven, gas hob, extractor fan over, plumbing for washing machine, downlighters to ceiling, cupboard housing wall mounted Worcester gas boiler providing domestic hot water and central heating.

## Lounge/Diner

4.98m x 4.95m (16'4" x 16'3"/11'7")

Double glazed window & double glazed French doors to rear, under stairs storage cupboard, downlighters to ceiling, laminate flooring.

## First Floor Landing

Access to loft.

## Bedroom One

4.19m x 2.95m (13'9" x 10'5"/9'8")

Double glazed windows to rear, single panel radiator, laminate flooring, built in wardrobes.

## Ensuite

Double glazed window to side, single panel radiator, suite comprising shower enclosure with mains shower, WC, pedestal wash hand basin, part tiled walls.

## Bedroom Two

3.23m x 2.67m (10'7" x 8'9")

Double glazed window to front, single panel radiator, laminate flooring.

## Bedroom Three

3.25m x 2.18m (10'8" x 7'2")

Double glazed window to front, double panel radiator, laminate flooring.

## Bathroom

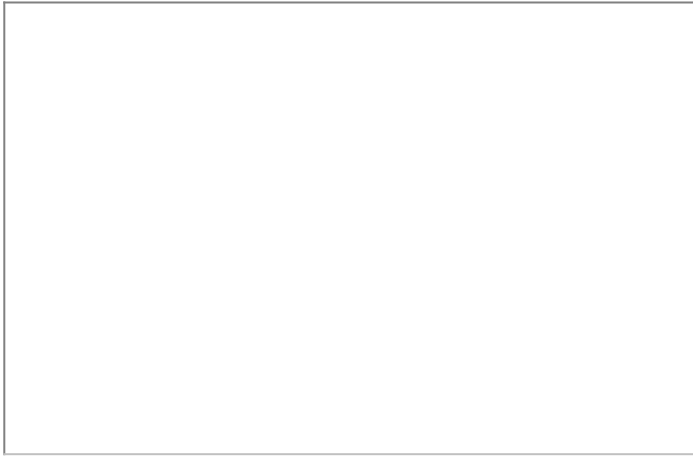
1.96m x 1.68m (6'5" x 5'6")

Double glazed window to side, radiator, suite comprising panelled bath with mains shower over, WC, pedestal wash hand basin, tiled floor, part tiled walls.

## Externally

Side driveway, garage with up-and-over door with power connected, side pedestrian access to an enclosed rear garden laid to lawn and paved patio garden.





**Services**

We are advised that mains services are connected.

**Tenure**

Freehold

**Council Tax**

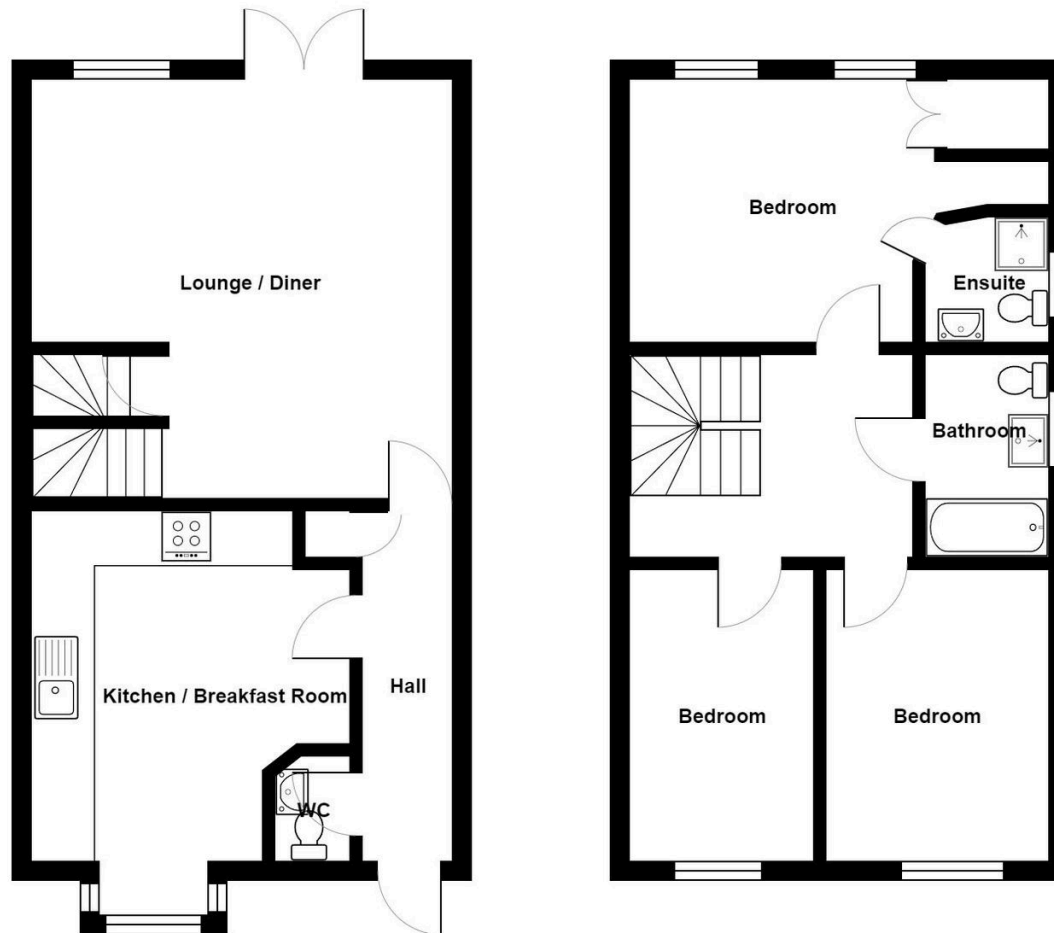
Band C

**Broadband/Mobile Phone Coverage**

There is basic broadband and mobile phone coverage in this area.

**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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Ammanford, SA18 3AF

**Office Contact**

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