



Llandeilo Road, Llandybie, Ammanford, SA18 3JA

Offers In Region Of £180,000



Calow Evans  
Estate Agents

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

## Llandeilo Road, Llandybie, Ammanford, SA18 3JA

This detached home is located in the heart of Llandybie, within easy walking distance of various amenities. The spacious property features three double bedrooms, a ground floor WC, and a first floor bathroom. It is equipped with gas-fired central heating. Outside, there is off-road parking available for a small vehicle, as well as an enclosed rear garden.

Llandybie offers a range of essential amenities, including a Co-op, bakery, hairdressers, beauty salon, public houses, restaurants, places of worship, public transport, and a primary school. For more extensive shopping and leisure options, Ammanford town centre is nearby. Access to the M4 motorway can be reached via junction 49 at Pont Abraham.





## Accommodation:

### Entrance Hall

Laminate flooring, built-in wardrobes with mirrored sliding doors, stairs to first floor.

### WC

Double glazed window to rear, WC, pedestal wash hand basin, single panel radiator.





## Kitchen/Breakfast Room

4.83m x 3.43m (15'10" x 11'3")

Double glazed window to front & side, double panel radiator, fitted with a range of wall & base units, space for cooker, sink & draining board unit, part tiled walls.

## Lounge

4.88m x 4.04m (16'0" x 13'3" to alcove))

Double glazed window to front, double panel radiator, gas fire in surround.

## Utility Room

Double glazed panelled door to rear, double glazed window to side, plumbing for washing, freestanding gas boiler providing domestic water & central heating.



## First Floor Landing

Double glazed window to rear.

## Bedroom One

4.9m x 4.04m (16'1"/11'10" x 13'3")

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

## Bedroom Two

4.85m x 3.45m (15'11"/11'11" x 11'4")

Double glazed window to front, single panel radiator.



## Bedroom Three

3.33m x 2.97m (10'11" x 9'9"/8'7")

Double glazed window to rear, single panel radiator.

## Bathroom

Double glazed window to rear, double panel radiator, suite comprising panelled bath, WC, pedestal sink, mains shower in enclosure, airing cupboard housing radiator.

## Externally

Off road parking for a small vehicle, side pedestrian access to an enclosed rear garden comprising paved patio area.





## Services

We are advised that mains services are connected.

## Tenure

Freehold

## Council Tax

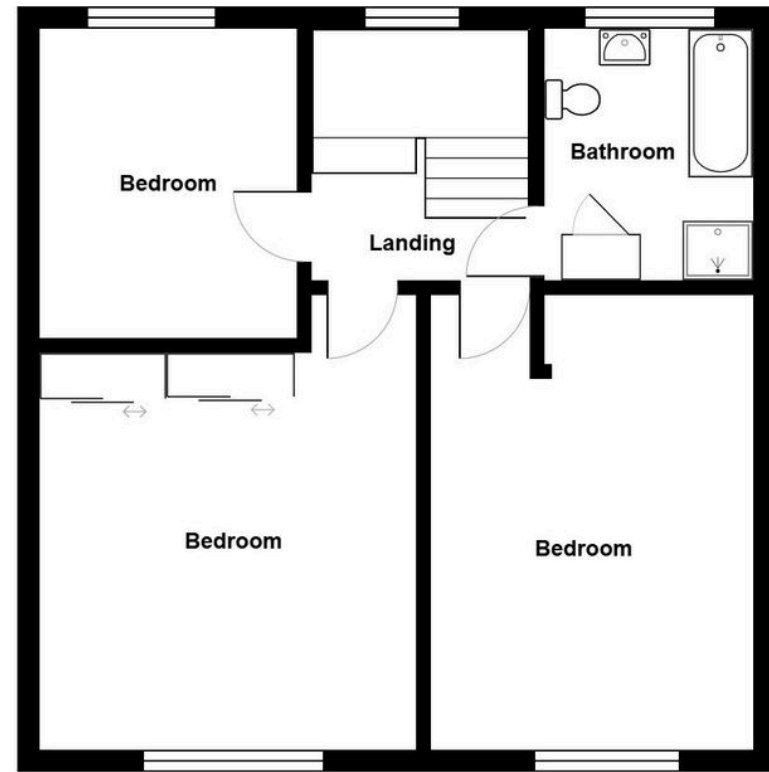
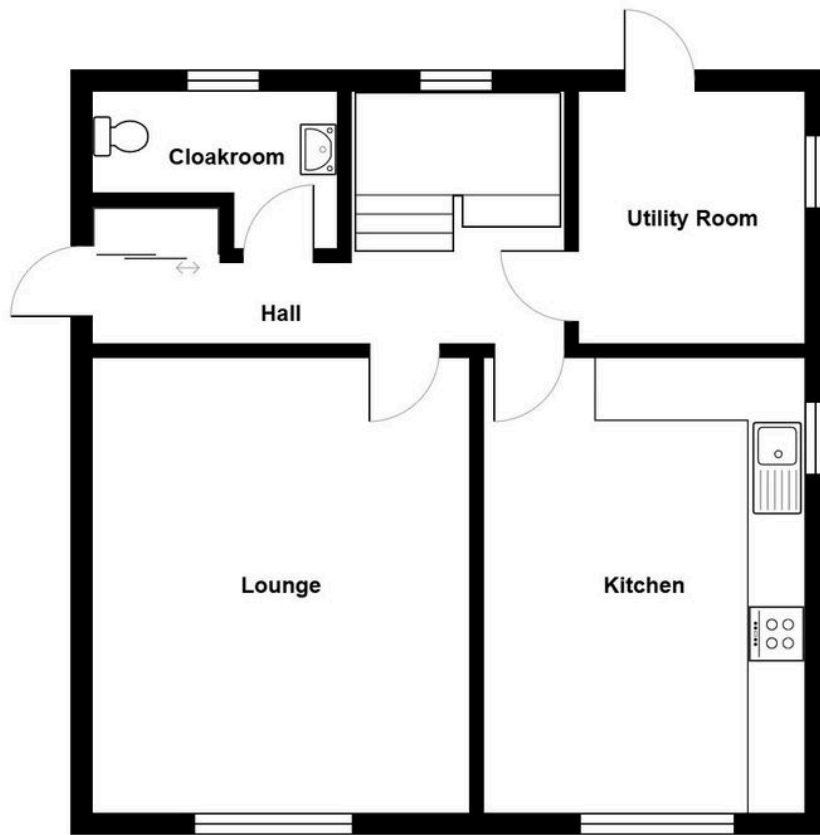
Band E

## Broadband/Mobile Phone Coverage:

We are advised that super fast broadband and mobile phone coverage is available in the 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

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128