



High Street, Llandybie, Ammanford, SA18 3HJ

Offers In Region Of £129,950



Calow Evans
Estate Agents

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This mid-terrace property is an ideal choice for first-time buyers or those looking to invest in buy-to-let opportunities. Located in the heart of Llandybie, the home features two double bedrooms and a ground-floor bathroom. It is equipped with gas-fired central heating and double glazing for added comfort. Externally, there is an enclosed rear garden.

Llandybie offers excellent amenities, including a Co-op supermarket, bakery, post office, restaurant, places of worship, public transport options, and the nearby Heart of Wales line. Additionally, the historic market town of Llandeilo is just approximately six miles away, showcasing an array of boutiques, cafes, restaurants, and more.





Accommodation:

Lounge/Dining Room

4.47m x 3.63m (14'8" x 11'11" plus entrance)

Double glazed window to front, double panel radiator, stairs to first floor.

Kitchen

3.56m x 2.72m (11'8" x 8'11")

Double glazed window to rear, double panel radiator, fitted with a range of wall & base, plumbing for washing machine, built in electric oven, stainless steel sink & draining board, hob, extractor fan over, part tiled walls.





Rear Hallway

Double glazed panelled door to side, radiator.

Bathroom

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

First Floor Landing

Bedroom One

4.98m x 2.79m (16'4" x 9'2")

Double glazed window to front, single panel radiator.

Bedroom Two

3.66m x 2.74m (12'0"/10'3" x 9'0")

Double glazed window to rear, single panel radiator, cupboard housing Baxi boiler providing domestic hot water & central heating.

Externally

Enclosed forecourt, enclosed garden to rear, two storage sheds.

Please note that this property enjoys pedestrian right of way over the rear of the neighbouring property.

Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band A





Broadband/Mobile Phone Coverage

We are advised that super fast broadband & mobile phone coverage is available 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

38 College Street,
Ammanford, SA18 3AF

Office Contact

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