



Ammanford Road, Llandybie, SA18 2JY

Offers In Region Of £375,000



Calow Evans  
Estate Agents

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## Ammanford Road, Llandybie, SA18 2JY

This spacious and bright three-bedroom detached home is located in the village of Llandybie. Immaculately presented, it is an ideal choice for families, featuring generously sized rooms and a spacious hallway with galleried landing above. The property includes a large en-suite/dressing room connected to the master bedroom, a family bathroom on the first floor, and a ground floor cloakroom. Outside, there is a paved driveway providing ample parking space, an integral garage, and a beautifully maintained rear garden. This residence offers an excellent opportunity for family living.

Llandybie village provides good basic 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 facilities, Ammanford town centre is nearby. Access to the M4 motorway is available via junction 49 at Pont Abraham.







## Accommodation:

### Entrance Hallway

Single panel radiator, stairs to first floor.

### Dining Room

4.39m x 3.61m (14'5" x 11'10"/11')

Double glazed window to front, radiator.









## Lounge

7.14m x 4.72m (23'5" x 15'6"/13'8"

Double glazed window to front, double glazed patio doors to rear, radiator.

## Kitchen/Breakfast Room

6.3m x 3.02m (20'8" x 9'11"/8'9")

Double glazed French doors to rear, double glazed window to rear, radiator, fitted with a range of wall & base units, space for dishwasher, built in electric oven, gas hob, extractor fan over.

## Utility Room

Double glazed door to rear, tiled floor, gas boiler providing domestic hot water & central heating, tiled floor, door to integral garage.



## Landing

Double glazed window to front.

## Bedroom One

3.96m x 3.96m (13'0" x 13'0")

Double glazed window to front, radiator.

## Ensuite/Dressing Room

3.33m x 3.12m (10'11" (to fitted wardrobes) x 10'3")

Double glazed window to rear, radiator, full-length fitted wardrobes, WC, wash hand basin in vanity unit, mains shower with rain shower in double enclosure, part tiled walls.



## Bedroom Two

3.96m x 3m (13'0" x 9'10" (to fitted wardrobes))

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

## Bedroom Three

3.78m x 3.02m (12'5" x 9'11")

Double glazed window to rear, single panel radiator.

## Bathroom

3.18m x 3.02m (10'5"/7'7" x 9'11")

Double glazed window to rear, single panel radiator, suite comprising panelled bath, WC, pedestal wash hand basin, electric shower in enclosure, airing cupboard housing hot water tank, tiled walls.





## Integral Garage

4.85m x 3.66m (15'11" x 12'0")

With electric remote controlled door.

## Externally

Block paved driveway providing ample parking, integral garage, side pedestrian access to an enclosed rear garden mainly laid to lawn with borders of flowers, trees & shrubs, paved patio areas.

## Services

We are advised that mains services are connected.

## Tenure

Freehold

## Council Tax

Band F

## Broadband/Mobile Phone Coverage

We are advised that superfast broadband and 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.



**Address**

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**Office Contact**

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