



Margaret Road, Llandybie, SA18 3YB

£165,000



Calow Evans  
Estate Agents

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## Margaret Road, Llandybie, SA18 3YB

A well-presented two-bedroom semi-detached property situated on a quiet side road in the popular village of Llandybie, making it an ideal first-time buyer home. The accommodation comprises a lounge with an opening through to the dining room, a fitted kitchen, and a first-floor bathroom. The property further benefits from double glazing and gas central heating throughout. Externally, there is off-road parking to the front, while to the rear lies a generous enclosed garden.

Conveniently located, the property is within easy reach of all the amenities Llandybie has to offer. The village provides a good range of everyday facilities including a Co-op store, bakery, hairdressers and beauty salon, places of worship, public house and restaurant, primary school, and public transport links. More extensive shopping and leisure facilities can be found in Ammanford town centre, just a short distance away.





## Accommodation:

### Entrance Hallway

Laminate flooring, radiator, stairs to first floor.

### Lounge

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

Double glazed window to front, radiator, opening to:





## Dining Room

3.81m x 3.43m (12'6" x 11'3")

Double glazed window to side & rear, radiator, under-stairs storage cupboard.

## Kitchen

3.28m x 2.82m (10'9" x 9'3")

Double glazed window to rear, double glazed panelled door to side, fitted with wall & base units, built in electric oven, gas hob, extractor over, cupboard housing wall mounted gas boiler providing domestic hot water & central heating, plumbing for washing machine, radiator.

## First Floor Landing

Double glazed window to rear.

## Bedroom One

5.08m x 2.36m (16'8"/13'2 x 7'9")

Double glazed window to front, radiator.

## Bedroom Two

4.09m x 2.16m (13'5" x 7'1")

Double glazed window to front, radiator.

## Bathroom

2.54m x 2.46m (8'4" x 8'1"/4'11")

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

## Externally

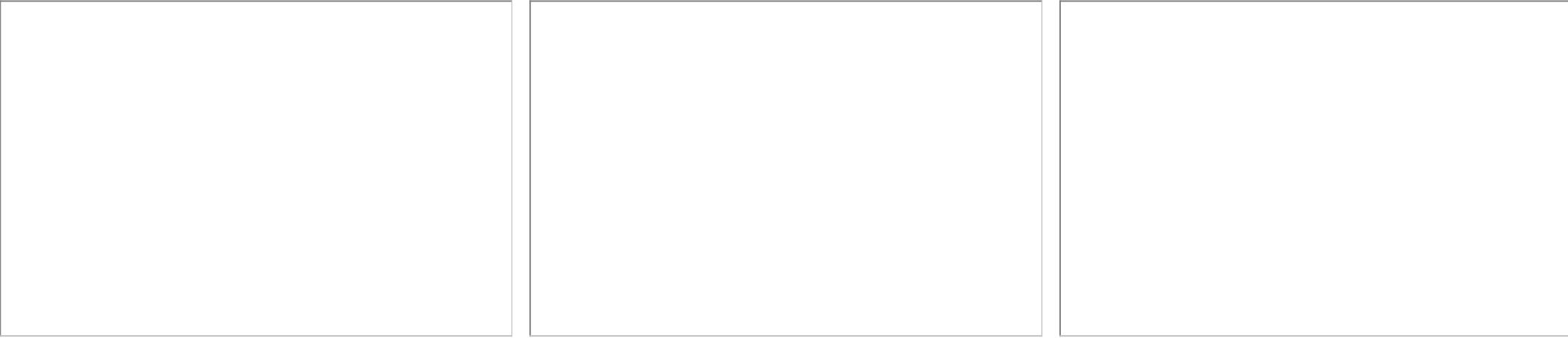
Off-road parking to the front, shared side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area, outside WC, storage shed, basement storage.

## Services

We are advised that mains services are connected.

## Tenure

Freehold



## **Council Tax**

Band B

## **Broadband Speed/Mobile Phone Coverage**

We are advised that superfast broadband and mobile phone coverage are 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

01269 543 128