



Waunfarlais Road, Llandybie, SA18 3NG

£559,950



Calow Evans  
Estate Agents

01269 543128  
[www.calowevans.co.uk](http://www.calowevans.co.uk)



## Waunfarlais Road, Llandybie, SA18 3NG

Located on the outskirts of the village of Llandybie in a desirable and peaceful setting, this impressive family home has been thoughtfully designed to offer versatile accommodations. The property features three reception rooms, including a sunroom that overlooks a private rear garden. Constructed to a high standard, the home boasts an oak kitchen with granite worktops and oak doors, among other quality finishes. On the first floor, there are four double bedrooms, one of which includes an en-suite bathroom and a dressing room. Additionally, there is an attic room currently utilized as a study. Externally, the property offers a paved driveway with ample parking, an integral garage, and a beautiful enclosed rear garden that backs onto farmland.







## Accommodation:

### Entrance Porch

Karndean flooring, opening to:

### Entrance Hallway

Karndean flooring, single panel radiator, oak staircase to first floor, storage cupboard, door to integral garage.









## Lounge

3.89m x 3.73m (12'9" x 12'3")

Double glazed window to front, single panel radiator.

## Kitchen/Breakfast Room

6.55m x 4.04m (21'6" x 13'3")

Double glazed window to rear, radiator, kitchen fitted with a Redwood hand made oak kitchen, granite worktops, Dekton splashback, integrated dishwasher, cupboard housing fridge/freezer, space for 'Range style' oven, extractor fan over, wine rack, sink & draining board unit, central island, Karndean flooring, double doors to:

## Sitting Room

4.09m x 3.76m (13'5" x 12'4")

Double glazed window to side, oak flooring, radiator, double doors to:



## Sun Room

6.86m x 2.82m (22'6" x 9'3")

Two double glazed French doors to rear, double glazed windows to side & rear, radiator, oak flooring.

## Utility Room

Double glazed panelled door to side, single pane; radiator, wall & base units, granite worktop plumbing for washing machine, integrated Neff microwave, cupboard housing oil boiler providing domestic hot water & central heating, pantry/storage cupboard.

## WC

Double glazed window to side, single panel radiator, WC.



## First Floor Landing

Airing cupboard, storage cupboard, double glazed window to front, single panel radiator.

## Bedroom One

4.29m x 3.76m (14'1"/11'2" x 12'4")

Double glazed window to front, single panel radiator, opening to:

## Dressing Room

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





### Ensuite

Double glazed window to rear, single panel radiator, suite comprising twin basins in vanity unit, WC, mains shower in enclosure, part tiled walls.

### Bedroom Two

4.44m x 3.89m (14'7" x 12'9"/9'2")

Double glazed window to side & rear, single panel radiator, fitted wardrobes.

### Bedroom Three

3.86m x 3.76m (12'8" x 12'4")

Double glazed window to front, single panel radiator.



### Bedroom Four

2.9m x 2.64m (9'6" x 8'8")

Double glazed window to rear, single panel radiator.

### Bathroom

2.77m x 2.36m (9'1" x 7'9")

Double glazed window to side, heated towel rail, suite comprising panelled bath, WC, wash hand basin in vanity unit, mains shower in enclosure.

### Attic Room

5.94m x 3.53m (19'6" x 11'7")

Fakro window to rear, laminate flooring, downlighters, single panel radiator, door to:



### Storage Room

### Integral Garage

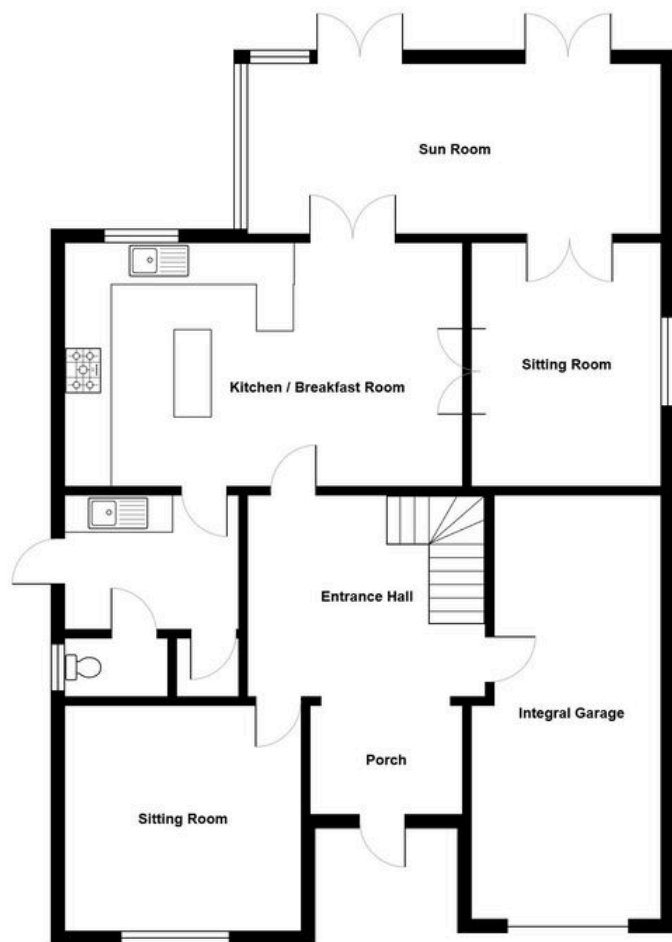
6.93m x 3.58m (22'9" x 11'9"/11'2")

Electric remote controlled garage door, plumbing for washing machine, space for tumble dryer, wall & base units.

### Externally

Paved driveway providing ample parking leading to integral garage, side pedestrian access to a generous size & fairly private rear garden mainly laid to lawn, paved patio area, outside tap, border of shrubs, open aspect to rear.

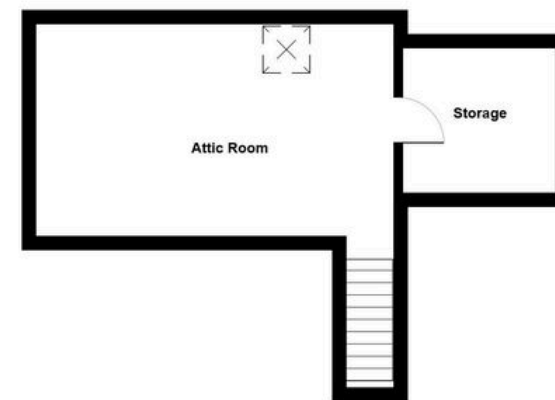
Please note that we have been advised by the Seller that they enjoy vehicle access over the adjacent lane which provides further parking.



Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only



### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128