



Bungalow - Detached (EPC Rating: E) Freehold

HEOL CEIRIOS, LLANDYBIE, AMMANFORD, SA18 2SR

Asking Price

£365,000

3 Bedroom Bungalow - Detached located in Ammanford

We are delighted to offer For Sale this Spacious Detached Bungalow located on the out skirts of the popular village of Llandybie, in a sought after estate, offering a small range of local amenities, primary school, public house, bakery and the Heart of Wales Railway line with further amenities just a short distance away in Ammanford Town Centre and the old market town of Llandeilo. The accommodation comprises, Entrance Hall, Lounge, Sun Room, Kitchen, Cloakroom, 3 Bedrooms and Shower Room. Externally there is a side driveway with ample parking for several vehicles leading to Single Garage (4.0 x 3.0) with up and over door and to the front there is a path leading to front entrance door and lawned area . To the rear of the property there is a private, enclosed garden offering fine views, mainly laid to lawn with mature shrubs and patio area with an additional secret garden. The property benefits from Oil Central Heating and part uPVC Double Glazing, additionally there is an Intruder Alarm System, fully serviced. Council Tax Band- E. Freehold. EPC- E54. NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

Ground Floor

With front entrance door leading into...

Entrance Hall

A large hallway greets you with a radiator, coved ceiling and ample storage space.

Lounge

18'4" x 13'1"

With radiators coved ornate ceiling, feature fireplace with electric fire inset and marble hearth and windows to the front and side of the property overlooking fine views.

Kitchen

21'7" x 9'10"

With a range of base and wall units, display cabinets, one and half bowl sink unit with mixer taps, free standing cooker, space for fridge/freezer, radiator, coved ceiling, spotlights, part tiled walls, tiled floor, windows and door leading to the rear of the property.

Sun Room

13'1" x 9'10"

Constructed of half brick and half glass with pitched tiled roof, radiator, spotlights, tiled floor, plumbing for automatic washing machine and dishwasher, free standing Oil boiler providing domestic hot water and central heating and door leading to the side of the property with fine mountain views.

Cloakroom

With low level flush WC, pedestal wash hand basin, radiator, part tiled walls, tiled floor and window to the front of the property.

Bedroom 1

13'5" x 11'9"

With radiator, coved ceiling and windows to the front of the property.

Bedroom 2

11'9" x 9'10"

With radiator, coved ceiling and window to the rear of the property.

Bedroom 3

10'5" x 9'2"

With radiator, coved ceiling and window side of the property.

Shower Room

9'10" x 7'2"

With low level flush WC, pedestal wash hand basin, walk-in glass screen shower, extractor fan, heated towel rail, fully tiled walls, tiled floor and window to the rear of the property.

External

Front/Side: With a side driveway offering ample parking for several vehicles leading to detached single garage (4.0 x 3.0) with up and over door, and additional sloped area with shrubs. Pedestrian path leading to front entrance door, lawn with shrubs and bushes offering Mountain views.

Rear: Private enclosed rear garden mainly laid to lawn with shrubs, patio area, and a lower secret garden with Pergola.

Services

Mains electricity, water and drainage. Oil Central Heating.

Council Tax

- Band E

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle



lens.

Any appliances and services listed on these details have not been tested..

VIEWINGS

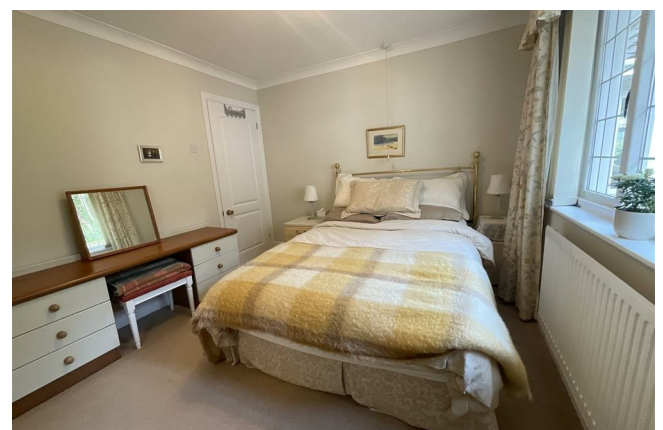
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

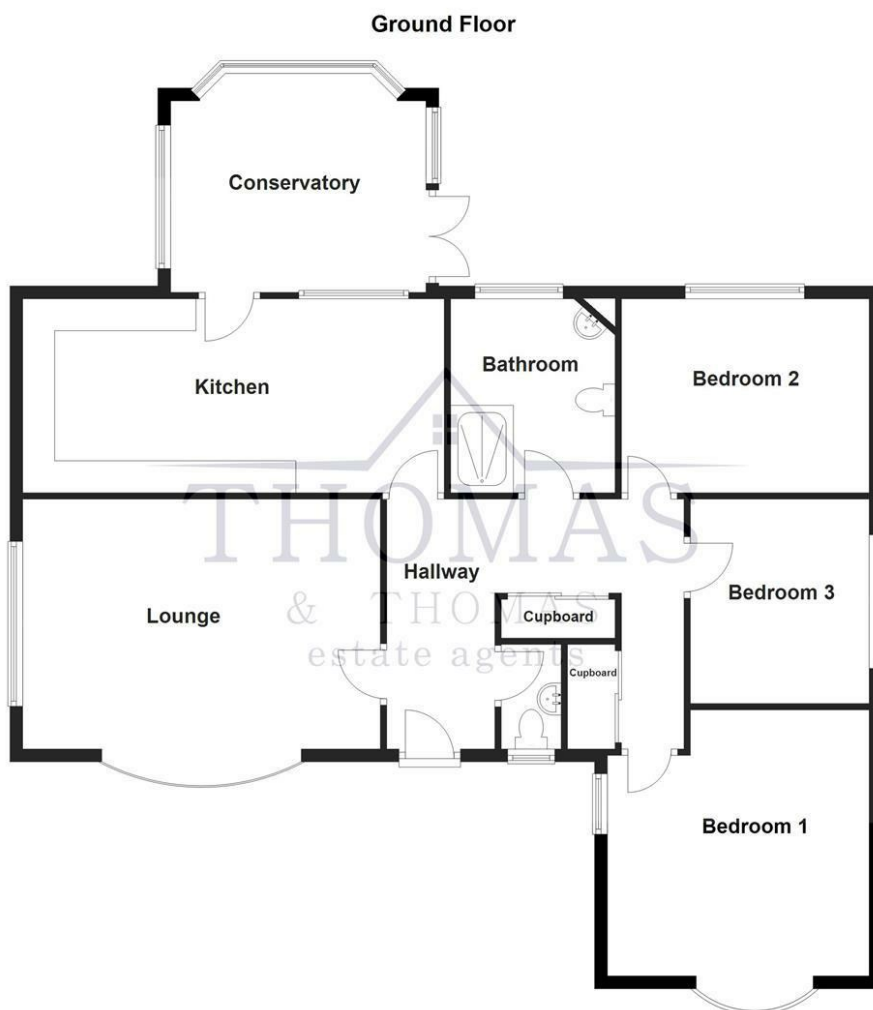
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Directions

Leave Ammanford along College Street and travel approximately 1.5 miles, on entering into the village of Llandybie, take the first turning right into Heol Ceirios continue on the road until you reach an end cul-de-sac and the property can be located on the left hand side, identified by our For Sale board.



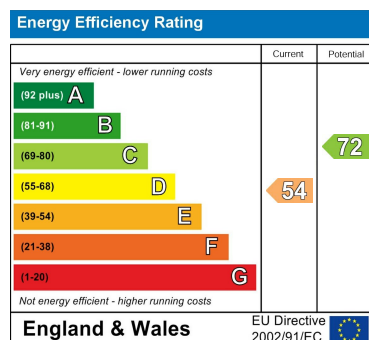
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Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

