



House - Detached (EPC Rating: D) Freehold

WAUNFARLAIS ROAD, LLANDYBIE, AMMANFORD, SA18 3NG

Offers In The Region Of

£485,000

5 Bedroom House - Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Spacious Detached 4/5 Bedroom House set in a peaceful location, yet convenient to local amenities located within the small village of Llandybie, with Ammanford Town Centre just under 3 miles away with further shopping facilities, leisure, primary and secondary schools. The accommodation comprises, Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility, Cloakroom, Converted Garage / Bedroom 5 with Shower Room located on the ground floor with Four bedrooms (one en-suite) Family Bathroom on the first floor. The property benefits from Oil Central Heating, a Mixture of uPVC and wood Double Glazing. Externally there is front and rear garden area mainly laid to lawn, driveway with ample parking for several vehicles. Council Tax Band - F. Freehold. EPC - D57. NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

Ground Floor

with front entrance door leading into....

Entrance Hall

Stairs to first floor, coved ceiling, 2 windows to front with oak floor.

Lounge

22'8" x 13'9"

With radiator, Fireplace with marble surround, radiator, coved ceiling, Wood Double Glazing window to front with patio doors to the rear.

Sitting Room

14'5" x 10'2"

With radiator, coved ceiling and Wood Double Glazing window to front.

Dining Room

12'6" x 10'10"

With radiator, coved ceiling and patio doors to rear.

Kitchen

14'5" x 12'6"

With a range of base and wall units, display cabinets, one and a half bowl stainless steel sink unit with mixer taps, electric hob with extractor above, double oven, integrated dishwasher, radiator, coved ceiling, part tiled walls, wooden flooring, uPVC double glazing window to rear, access to rear hall and outside door.

Utility

8'0" x 7'5"

With wall and base units, stainless steel sink unit, plumbing for automatic washing machine, radiator, coved ceiling, part tiled wall, Wood Double Glazing window to front.

Cloakroom

with low level flush WC, pedestal wash hand basin, extractor fan, coved ceiling, Part tiled walls, with Wood Double Glazing Window to rear.

Study / Bedroom 5

Access from rear hall to Study / Bedroom 5 (4x3) with en-suite, and cupboard housing oil fired central heating boiler.

Shower Room

With low level flush WC, walk-in Shower, fully tiled walls and floor.

First Floor

Galleried landing with radiator, fitted storage cupboards, with Wood Double Glazing window to front.

Bedroom 1

12'10" x 11'10"

With radiator, coved ceiling, fitted wardrobes, uPVC Double Glazed window to the rear.

En-Suite

with low level flush WC, pedestal wash hand basin, shower, extractor fan, part tiled walls, uPVC double glazing window to rear.

Bedroom 2

11'10" x 9'2"

With radiator, coved ceiling, fitted wardrobes, Wood Double Glazing window to front.

Bedroom 3

14'9" x 8'10"

With radiator, coved ceiling, uPVC Double glazing window to rear.

Bedroom 4

11'6" x 8'6"

With radiator, coved ceiling, Wood Double Glazing window to front.

Bathroom

9'2" x 9'2"

With low level flush WC, pedestal wash hand basin, roll top bath, double shower, extractor fan, radiator, part tiled walls, uPVC Double Glazing Window to rear.

External

Ample paved parking and turning areas to front with lawn and shrubs. Mature rear garden with lawn, shrubs and flower beds with a patio area, two timber outbuildings, backing onto open farmland.

Servies

Mains electricity, water and drainage. Oil Tank



Council Tax

- Band F

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 e-mail on ammanford@thomasandthomas-property.co.uk

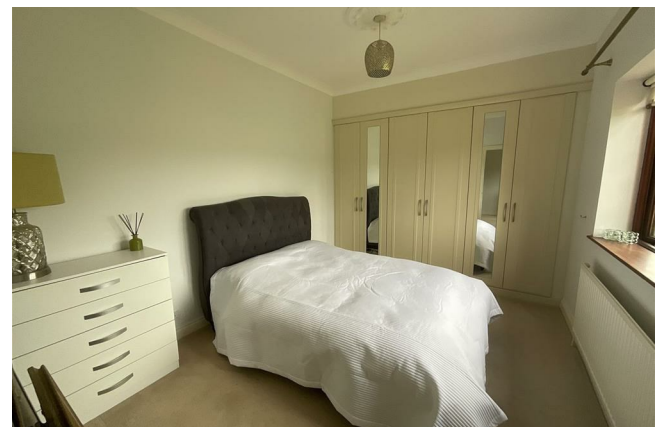
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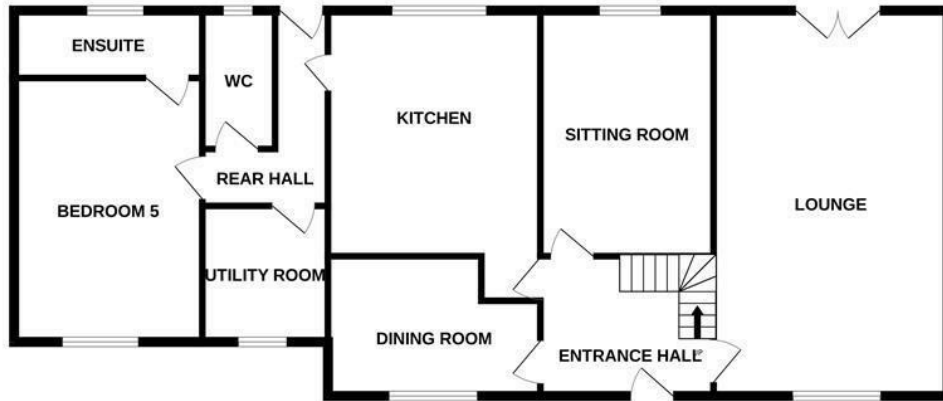
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Directions

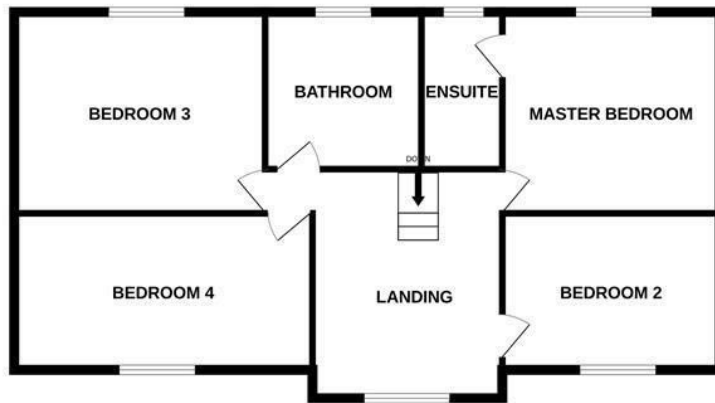
Leave Ammanford along College Street, continue for approximately 2 miles to the edge of the village of Llandybie. Turn left signposted Mackays Crossing, onto Waunfarlais Road and after climbing the hill the property can be found on the left hand side, and identified by our For Sale Board.



GROUND FLOOR



1ST FLOOR

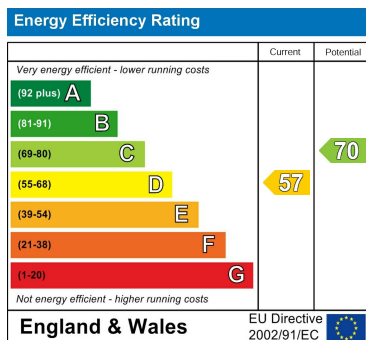


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

F

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

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.

