



House - Semi-Detached (EPC Rating: F) Freehold

# AMMANFORD ROAD, LLANDYBIE, AMMANFORD, SA18 3YG

Offers In The Region Of

## £165,000

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer for sale this deceptively spacious semi-detached bay-fronted house, in need of renovation and modernisation, set in a popular location on the fringe of the village of Llandybie. The village offers 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 an Entrance Porch, Lounge, Sitting Room, Kitchen/Dining Room, and an Outbuilding with a Side Porch, Outside WC, Utility Room and Two Storage Sheds on the ground floor with Three Bedrooms and Bathroom on the first floor and Large Attic Room on the second floor. Externally, there is a large garden space, mainly laid to lawn with a glasshouse area, two large garages with electricity connected and ample parking at the rear. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC - F30. NO ONWARD CHAIN.

## Ground Floor

### Porch

With window to the front and tiled floor.

### Lounge

9'2" x 15'8"

With radiator, stairs to first floor, gas fireplace with wooden surround and bay window to the front of the property.

### Sitting Room

11'1" x 12'1"

With radiator, under stairs cupboard, gas fireplace with back boiler providing domestic hot water and central heating and window to the side and rear of the property.

### Kitchen/Dining Room

23'7" x 10'5" reducing to 5'10"

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, freestanding cooker, fully tiled walls, radiator and windows to the side and rear of the property.

### Outbuilding

With side porch, outside WC (1.6 x 1.8m), utility room with stainless steel single drainer sink unit, plumbing for automatic washing machine and electricity connected, large storage room with window to the rear and small storage room with window to the side.

## First Floor

With stairs to fully boarded attic room with Velux window (4.4 x 4.5m).

### Bedroom 1

13'1" x 9'10"

With radiator and bay window to the front of the property.

### Bedroom 2

9'10" x 9'10"

With radiator and window to the rear of the property.

### Bedroom 3

8'2" x 6'6"

With radiator and window to the front of the property.

### Bathroom

9'10" x 10'5"

With low level flush WC, pedestal wash hand basin, double electric shower cubicle, airing cupboard, Respatex walls, laminate flooring and obscure glass window to the side of the property.

### External

Front: Gated side access and parking at the front of the property.

Rear: Paved patio area leading to a garden space laid to lawn, bordered by mature shrubs. A large glasshouse is positioned alongside two spacious garages. One garage (8.2m x 3.6m) is equipped with electricity, while the other (4.6m x 4m) also has electricity connected. A parking area is located at the back of the property.

### Services

Mains gas, electricity, water and drainage.

### 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](mailto:ammanford@thomasandthomas-property.co.uk)

### SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X: ThomasThomas\_EA

### Directions

Leave Ammanford on College Street and continue for approximately 2 miles into the village of Llandybie. Immediately after going over the railway bridge turn left towards Maidens Grove and the property can be found on the right hand side identified by our For Sale board.

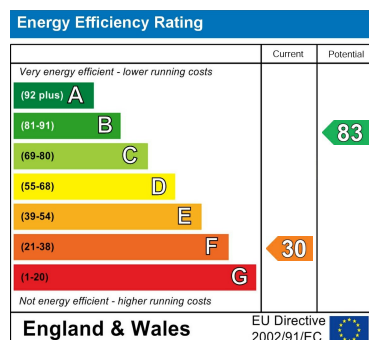




Council Tax Band

**C**

Energy Performance Graph



Call us on

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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.

