



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**192 Ammanford Road  
Llandybie  
Ammanford  
Carmarthenshire. SA18 2SU**

Price **£225,000**



- Semi Detached 2 Bedroom House
- Insulated Home office/Studio with Water, Light and Heating
- Parking to Front
- Front and Rear Gardens
- Convenient Village Location
- Double Glazing
- Gas Fired central heating and Log Burner



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

#### General Description

A charming traditional semi detached 2 bedroom house with the advantage of a perfect home office space/ studio which will lend itself to multiple uses.

**EPC Rating: D64**

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## Ammanford Road, Llandybie, Ammanford, Carmarthenshire.

### Property Description

A 2 bedroom house of traditional construction under a slated roof with the benefit of gas central heating and double glazing. Modernised over recent years providing spacious modern accommodation with double glazing, gas fired central heating, wood burning stove and oak flooring.

The accommodation comprises entrance hall, lounge/dining room, separate wc, 2 bedrooms and bathroom.

Externally there is a an ideal home office/studio which would be a perfect space for a therapist, artist, sports massage or beauty room!

Situated in a convenient location on the outskirts of Llandybie village in a prime location with the village offering local amenities to include mini market, bakery, post office, place of worship, public house, primary school, railway Station and restaurants. Llandybie is situated between the towns of Llandeilo and Ammanford with their wider range of amenities, and easy access to the M4 motorway approximately 6 miles away.

### Double Glazed Door

to:

### Entrance Hall

Staircase to first floor with attractive open balustrade, plate rack, oak flooring, coat hooks, telephone point and radiator.

### Lounge/Dining Room

Comprising:

#### Dining Area (9' 4" x 11' 8") or (2.85m x 3.56m)

With oak timber floor, double glazed bay window to front, picture rail, built in shelving and radiator.

#### Lounge (11' 8" x 11' 8") or (3.56m x 3.56m)

With TV point, picture rail, feature log burner with marble hearth and attractive cast iron surround. Built in cupboard and double glazed patio doors into rear garden.

#### Inner Hallway (4' 10" x 2' 6") or (1.47m x 0.77m)

With coat hooks, double glazed window, storage cupboard housing gas combi boiler.

#### Ground floor W/C (5' 7" x 2' 6") or (1.71m x 0.76m)

With low level WC, Sink with vanity cupboard below, mixer tap, radiator, double glazed window and pull switch.

#### Kitchen (8' 2" x 6' 10") or (2.48m x 2.08m)

With a range of wall and base units with fitted work surfacing. Tiled floor, part tiled walls, electric oven with gas hob and extractor hood over. Plumbing for washing machine, sink and drainer with mixer tap. Double glazed window to rear over looking garden and access to loft space.

## Ammanford Road, Llandybie, Ammanford, Carmarthenshire.

### First Floor

#### Landing

Access to roof space.

#### Bedroom 1 (12' 10" x 12' 5") or (3.90m x 3.79m)

With two double glazed windows, picture rail, built in double wardrobe with hanging rail and shelving. Radiator and single built in linen cupboard with slatted shelves.

#### Bedroom 2 (12' 1" x 7' 9") or (3.68m x 2.37m)

With radiator, picture rail and double glazed window to rear.

#### Bathroom (7' 6" x 8' 6") or (2.28m x 2.58m)

With double glazed window, part tiled walls and heated towel rail. Panelled bath, shower screen, waterfall shower head, mixer tap with hand held attachment, low level WC and pedestal wash hand basin with mixer tap. Pull switch and wall mounted mirrored vanity cupboard.

### EXTERNALLY

Front forecourt garden and tarmacadam drive. Enclosed rear garden with graveled path, raised vegetable patch, bushes and shrubs. Paved patio area, timber store shed and gate to side.

### Studio/ Home office (15' 0" x 11' 9") or (4.57m x 3.58m)

Ideal as further accommodation/annexe subject to the necessary planning consent. Insulated with double glazed french doors, 3 double glazed windows to side and two sky lights. Timber boarded floor, two electric radiators, ceramic sink with timber base units with timber counter over. Built in shelving. Light, power and water.

Walk in Storage Cupboard 1.76 x 1.10 with coat hooks and down lights.

### Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this location.

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Council Tax

C

### Directions

From Llandeilo take the A483 to Ammanford. IN the village of Llandybie

