



45 Llandeilo Road, Llandybie, Ammanford, SA18 3JA

Offers in the region of £362,000

We are delighted to offer for sale this 4 semi detached three storey house with separate one bedroom self contained accommodation on the lower ground floor set on the outskirts of Llandybie within walking distance of the bus stop and local amenities and approximately 2.5 miles from Ammanford town centre. Accommodation comprises Ground Floor - porch, entrance hall, lounge, open plan kitchen/dining/sitting room, utility room, wet room, bedroom. Lower ground floor - shower room, spa room, kitchen, sitting room, bedroom, office, integral garage. First Floor - 3 bedrooms one with en suite and dressing room, bathroom and potential for fourth bedroom and attic room. The property benefits from gas central heating, uPVC double glazing, off road parking leading to through garage leading to rear garden.

Ground Floor

UPVC double glazed entrance door to

Porch

6'1" x 5'10" (1.87 x 1.78)

With coat hooks and storage. Door to

Entrance Hall

With stairs to first floor, stairs to lower ground floor and laminate floor.

Lounge

14'4" into bay x 12'8" (4.38 into bay x 3.87)



With laminate floor, 2 radiators and uPVC double glazed bay window to front.

Open Plan Kitchen/Dining/Sitting Room

16'2" x 16'11" / 17'10" x 16'8" (4.95 x 5.18 / 5.45 x 5.09)



With range of fitted base and wall units, one and a half bowl sink unit with mixer tap, 4

ring electric hob with oven under and extractor over, plumbing for automatic dishwasher, plumbing for American Style fridge freezer, log burner in brick fireplace and slate hearth, 3 radiators, laminate floor, 2 uPVC double glazed French doors to rear to Balcony.

Bedroom

12'2" x 8'9" (3.71 x 2.67)



With built in wardrobes, laminate floor, radiator and uPVC double glazed window to front.

Utility Room

4'4" x 5'10" (1.34 x 1.80)

With plumbing for automatic washing machine, space for tumble dryer, shelving and laminate floor.

Wet Room

4'3" x 5'4" (1.31 x 1.64)



With low level flush WC, vanity wash hand basin, mains shower, heated towel rail, shaver light and point, extractor fan and Respatex walls.

Lower Ground Floor

Kitchen

16'5" x 8'2" inc to 17'1" (5.02 x 2.51 inc to 5.23)



With range of fitted base and wall units, breakfast bar, stainless steel one and a half bowl sink unit, 4 ring gas hob with extractor over and oven under, plumbing for automatic dishwasher, space for American Style fridge freezer, laminate floor, radiator, down lights, under stairs cupboard. Opening to

Sitting Room



With laminate floor, 2 radiators, downlights and uPVC double glazed French doors to rear.

Bedroom

with laminate floor, radiator, downlights and uPVC double glazed window to rear.

Office

6'11" x 7'2" (2.12 x 2.19)

With radiator, tiled floor and radiator. Access to garage.

Spa Room

11'0" x 9'2" (3.36 x 2.80)



With PVC walls and ceiling, tiled floor and concealed lighting.

Shower Room

5'4" (1.63)



With low level flush WC, pedestal wash hand basin with cupboards under, shower enclosure with mains, built in cupboard with shelving, heated towel rail, tiled walls, tiled floor, extractor fan and shaver light and point.

First Floor

Landing

With hatch to roof space with pull down ladder, storage area, radiator and stairs to

Bedroom 1

11'8" x 16'8" (3.58 x 5.10)



With radiator and uPVC double glazed window to side and French doors to rear with Juliette balcony.

Dressing Room

11'0" x 5'10" (3.37 x 1.79)

With vanity wash hand basin with cupboard under, radiator, hanging rails and uPVC double glazed window to side.

En Suite

6'3" x 6'11" (1.91 x 2.12)



With low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, laminate floor, heated towel rail, downlights and extractor fan.

Bedroom 2

8'7" inc to 11'11" x 19'1" red to 11'3" (2.63 inc to 3.64 x 5.83 red to 3.43)



With radiator and uPVC double glazed window and bay window to front.

Bedroom 3

11'5" x 11'5" (3.49 x 3.50)



With alcoves, radiator and uPVC double glazed window to rear.

Gym

6'7" x 8'8" (2.03 x 2.65)



With built in cupboard, laminate floor and radiator.

Bathroom

8'1" x 8'9" (2.48 x 2.68)



With low level flush WC, vanity wash hand basin with cupboard under, panelled bath with shower over and glass screen, part Respatex walls, laminate floor, extractor fan, heated towel rail and uPVC double glazed window to front.

Outside



With paved patio area, lawned garden, further paved patio with small swimming pool, BBQ area, artificial grass area, covered storage, flower beds and outside light.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

NOTE

All photographs are taken with a wide angle lens

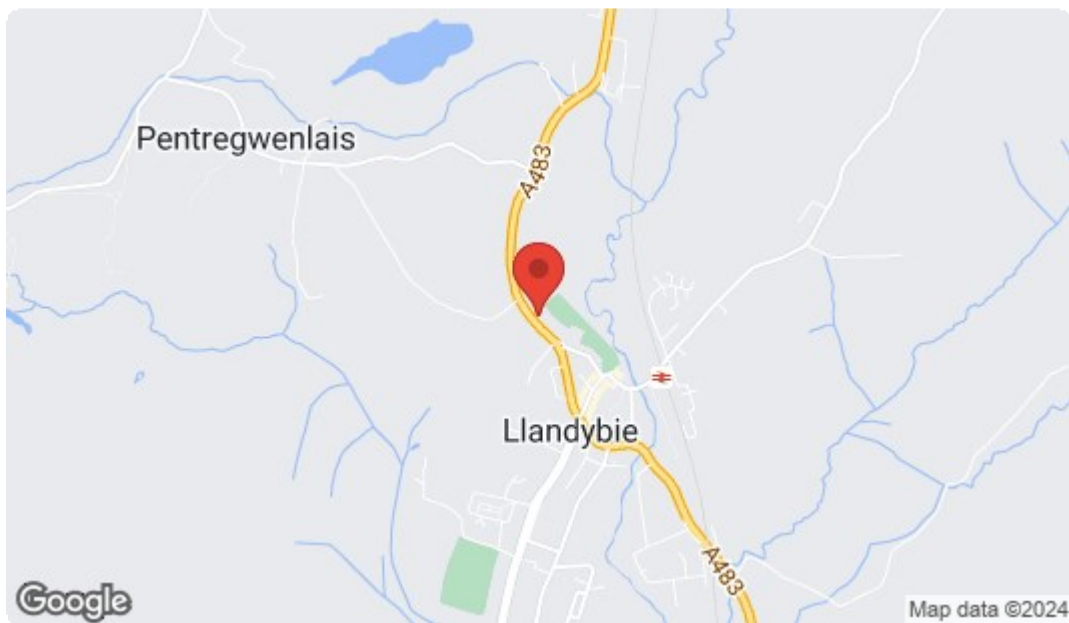
Directions

Leave Ammanford on College Street and

travel approximately 3 miles through the village of Llandybie and the property can be found on the right hand side, identified by our For Sale board.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:
 We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.