



**67 Kings Road, Llandybie, Ammanford, SA18 2TL**

**Offers in the region of £325,000**

We are delighted to offer for sale this semi detached family home located in the popular village of Llandybie, within the catchment area of Ysgol Bro Dinefwr School and with fine views over the surrounding countryside.

Accommodation comprises entrance hall, lounge, sitting room, small reading room, dining room, kitchen with breakfast area, side porch, downstairs WC, 3 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing, off road parking and turning area, two storey detached garage and extensive rear garden. There is a potential building plot subject to necessary planning consents.

## Ground Floor

uPVC double glazed entrance door to side.

## Entrance Hall

6'2" x 12'1" (1.89 x 3.69)

with stairs to first floor, under stairs cupboard with uPVC double glazed window to side, radiator and textured and coved ceiling. Under stairs storage.

## Lounge

10'9" x 11'2" (3.3 x 3.42)



with electric fire in feature surround, picture rail, radiator, textured ceiling and uPVC double glazed bay window to front.

## Sitting Room

13'3" x 10'11" (4.05 x 3.35)



with electric fire in feature surround, 2 alcove cupboards, radiator, textured ceiling and uPVC double glazed door to front.

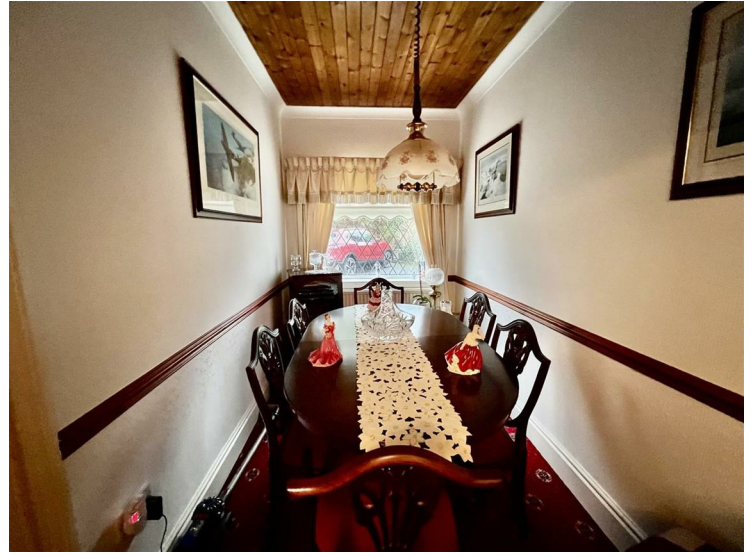
## Front Reading Room

5'0" x 11'5" (1.53 x 3.5)

with uPVC double glazed windows.

## Dining Room

6'3" x 11'7" (1.93 x 3.54)



with radiator, tongue and groove ceiling and uPVC double glazed window to side.

## Kitchen

7'3" x 15'2" (2.23 x 4.64)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, free standing Rangemaster cooker with extractor over, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear and door to side porch. Opening to Breakfast area.

## Side Porch

3'10" x 4'5" (1.18 x 1.37)

with tiled floor, textured and coved ceiling and uPVC double glazed window to rear and Stable door to side.

### Breakfast Area

7'1" x 10'5" (2.18 x 3.2)

with electric wall mounted heater, tiled floor, textured and coved ceiling and uPVC double glazed window to rear.

### Walk in store

### Downstairs WC

4'4" x 4'5" (1.34 x 1.36)

with low level flush WC, pedestal wash hand basin, radiator, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window to front.

### First Floor

### Landing

with hatch to roof space, textured ceiling and uPVC double glazed window to front.

### Bedroom 1

14'0" x 11'10" max (4.29 x 3.62 max)



with small built in cupboard, radiator, picture rail, texture ceiling and uPVC double glazed window to front.

### Bedroom 2

13'3" x 8'2" (4.06 x 2.51)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator, picture rail and uPVC double glazed window to front and rear.

### Bedroom 3

6'9" x 9'1" (2.06 x 2.79)



with radiator, picture rail, textured ceiling and uPVC double glazed window to rear.

### Shower Room

6'6" max x 5'6" (2 max x 1.69)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, tiled walls, heated towel rail, coved ceiling and uPVC double glazed window to rear.

## Outside



Gravelled garden to front, lawned garden to side, mature trees and shrubs, detached two storey garage (7 x 5) with up and over door and power and light connected.

Large rear garden with flower beds, patio areas, gravelled areas, vegetable area, timber shed, outside tap.

There is a potential building plot to the side of the property but this is subject to necessary planning consents.

## Outside Pictures



## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

## Tenure

Freehold.

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

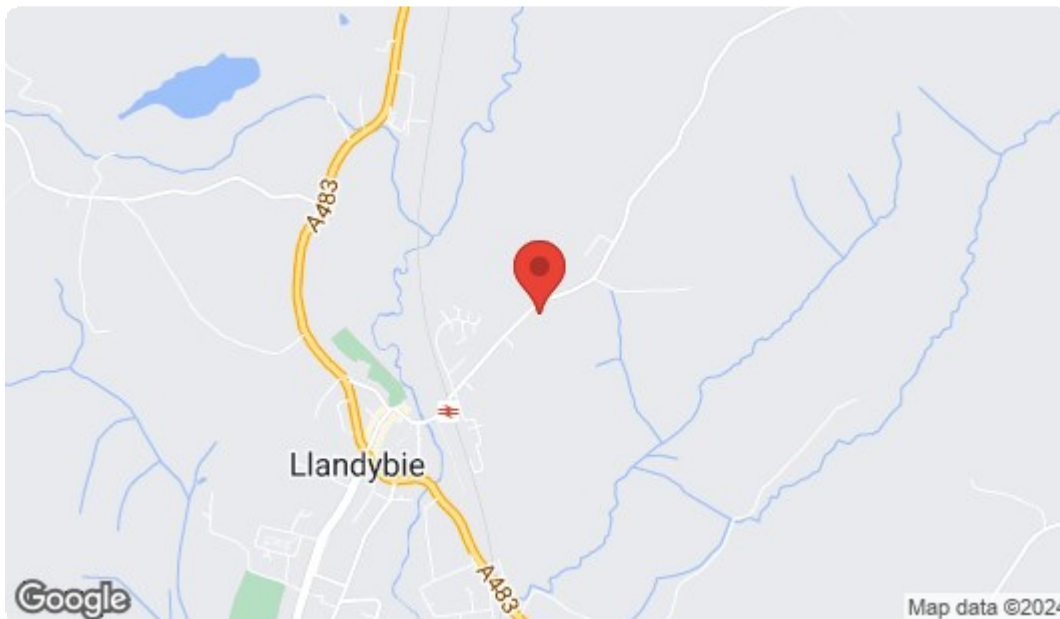
Leave Ammanford on College Street and travel 2 miles to the village of Llandybie. Turn right into Campbell Road then right onto Kings Road. Proceed up the hill and the property can be found on the right hand side, identified by our For Sale board.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	78
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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